



Cynda Herrick, AICP, CFM  
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IDAHO

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## STAFF REPORT

### Conditional Use Permit Application 21-08 Dunn Camp Site

**HEARING DATE:** May 13, 2021  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
**APPLICANT/OWNER:** Kenneth Dunn  
Kenneth Dunn & Francoise Dunn Family Trust  
7237 Track Road  
Nampa, ID 83686  
**LOCATION/SIZE:** 9734 Neebs Mill Road  
Smith's Ferry Subdivision No. 3, Lot 61, Blk 7  
NE ¼ Sec. 10, T.11N R.3E, Boise Meridian, Valley County, Idaho.  
8.13-acre lot  
**REQUEST:** Private Recreational Vehicle Campground  
**EXISTING LAND USE:** Single-Family Residential – Bare Lot

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## BACKGROUND:

Kenneth Dunn is requesting approval of a conditional use permit for a Recreational Vehicle Campground to allow multiple RVs and tents to be used for recreational purposes. The campsite will be for personal use and will not have any commercial use.

The applicant anticipates church groups approximately twice per year, arriving on Friday and leaving on Monday; the maximum number of people will be 20.

In addition, family and friends would be onsite approximately two times per year, for perhaps a week at a time and will be a maximum of 10 people.

An individual well, RV holding tanks, and porta-potties would be used.

The 8.13-acre site is addressed at 9734 Neebs Mill Road. Access would be from a driveway from Smiths Ferry Drive

## **FINDINGS:**

1. Application was made to Planning and Zoning on February 23, 2021.
2. Legal notice was posted was posted in the *Star News* on April 22, 2021 and April 29, 2021. Potentially affected agencies were notified on April 13, 2021. Neighbors within 300 feet of the property lines were notified by fact sheet sent April 13, 2021. The site was posted on May 4, 2021. The application and notice were posted on the Valley County website "Public Hearing Information" on April 13, 2021.

3. Agency Comments:

Central District Health stated that there are no septic systems or holding tanks approved at this site. Porta-potties are acceptable, and any gray water generated should be collected and disposed of properly. (April 19, 2021)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, hazardous waste, and ground water contamination. (April 23, 2021)

4. Neighbor/Public comments received:

Devera Mitchell, Smiths Ferry Subdivision property owner, is opposed. The request is open ended and includes "multiple RVs" and "tents". Porta-potties and RV dumps are unsightly and noise and dust will increase. (April 17, 2021)

Jaymie Rietmann, 9618 Packer John Road, is concerned that there is no expiration or specific limits noted in the application and that the camp site will grow to become a full RV park which the owner previously pursued. (May 3, 2021)

Al and Jacque Wonenberg, 9740 Harnden Drive, are opposed. Due to fire concerns, they want to know if the site has a well to provide water. The application is ambiguous. (May 3, 2021)

John and Shelley Whalen, 9746 Harnden Drive, are opposed. They are concerned this will be an income-producing camp similar to the denied application C.U.P. 18-07. Fire is a concern as homeowner insurance is difficult to obtain for Smith's Ferry area residents; the fire rating for insurance is a 10 out of 10. Cascade Fire will not respond to a structure fire in Smith's Ferry. The Wellington campsite area is nearby. The church groups could camp at the church. Trash is a concern. The application lacks details; there is no information on who will oversee activities and adherence to the rules. (May 1, 2021)

Mike and Elizabeth Nuzzo, 23 Smiths Ferry Drive (across the road from the Dunn property), are opposed. The application is vague and open to interpretation. The old mill pond is not listed under "existing hazards" in the application. Mr. Dunn does not address how the responsibility and management/supervision will be handled while campers are on the property and in cases of emergencies. Courtesy and consideration should flow both ways across boundary lines. (May 4, 2021)

John Hezeltine submitted a letter signed by 27 people in opposition. The application is incomplete with little to no design and arrangement the structures. Concerns include: trespassing, density, waste management, noise pollution, security, buffering, water supply, water table, landscaping, community facility, and fire protection. They are not trying to stop the applicant from camping and using their property. The biggest worry is that if the permit is granted, there would be a commercial campground with an unknown number of spots and people. The church use cannot be considered just friends and family. Pictures of site were included (May 5, 2021)

5. Physical characteristics of the site: Relatively flat
6. The surrounding land use and zoning includes:
  - North: Single-Family Subdivision
  - South: Rural Parcel and Single-Family Subdivision
  - East: Single-Family Subdivision
  - West: North Fork Payette River and Cougar Mountain Lodge
7. Valley County Code (Title 9) in Table 9-3-1. This proposal is categorized under:
  - 4. Private Recreation Uses (e) Campgrounds and facilities, including tent camps

Review of Title 9, Chapter 5 Conditional Uses should be done.
8. The following is the code that specifically applies to Recreational Businesses and Private Recreation Uses:

## **ARTICLE E. PRIVATE RECREATION USES**

### **9-5E-1: SITE OR DEVELOPMENT STANDARDS:**

Private recreation uses requiring a conditional use permit shall meet the following site or development standards:

#### **A. Minimum Lot Area:**

1. The minimum area for any use in this category shall be sufficient to accommodate the use, associated activities or uses, and to adequately contain adverse impacts.
2. Frontage along a public or private road shall not be required.

#### **B. Minimum Setbacks: The minimum building setbacks shall be fifty feet (50') from front, rear, and side street property lines, and thirty feet (30') from side property lines.**

#### **C. Maximum Building Heights and Floor Areas:**

1. The maximum building height shall be thirty five feet (35').

2. Maximum floor areas shall not exceed the limitations of subsections 9-5-3A and C of this chapter.
  3. No building or combination of buildings may cover more than one percent (1%) of the lot or parcel.
- D. Site Improvements: Parking spaces shall be provided at the rate of one per every four (4) persons of total occupancy or attendance. (Ord. 10-06, 8-23-2010)

## **SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +8.

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

## **Staff Questions/Comments:**

1. How will you dispose of gray water on-site?
2. How will campers bathe and/or take showers?
3. When will the well be completed?
4. What protections are in place for the fire pit? Will there be only one fire pit?
5. Will there be quiet hours?
6. Will you be on-site when the church group uses the property?
7. Will you be on-site when your family and friends use the property?
8. There is not a detailed site plan. The only thing showing is the general camping area. There are no permanent structures proposed. It appears the setback from the right-of-way of Smith's Ferry DR would be a minimum of 50'. The Commission should decide if this is an adequate site plan.

## **ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation
- Staff's Compatibility Evaluation
- Vicinity Map
- Aerial Map
- Pictures taken May 4, 2021
- 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.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established within one year of the date of approval.
4. 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.
5. Must comply with Central District Health requirements. No gray water, dishwater, shower water, etc. can be dumped on the ground.
6. All lights shall be fully shielded so that there is no upward or horizontal projection of lights.
7. Shall have a fire extinguisher stored near any fire pits. Fire pits shall not be within setbacks.
8. Cannot park in the public right-of-way along Smiths Ferry Road or in setback areas. Setbacks are 20 feet from the two road right-of-ways.
9. Shall not rent site or Recreational Vehicles.

**END OF STAFF REPORT**

# Compatibility Questions and Evaluation

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.

# APPENDIX A

## MATRIX FOR RATING QUESTIONS 1, 2, and 3

| MATRIX FOR RATING         |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|---------------------------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| QUESTIONS 1,2, and 3      |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|                           | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 |    |    |
| 1. AGRICULTURAL           |    | +2 | -1 | -2 | -2 | -2 | -2 | +1 | +1 | +1 | +1 | +2 | +1 | +1 | -1 | -1 | -1 | +2 | -1 | -2 | -1 | +1 | +2 | 1  |    |
| 2. RESIDENCE, S.F.        | +2 |    | +2 | +1 | +1 | +1 | +1 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 | 2  |    |
| 3. SUBDIVISION, S.F.      | -1 | +2 |    | +1 | +1 | +1 | +1 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +2 | +1 | -1 | +2 | +1 | -2 | -2 | 3  |    |
| 4. M.H. or R.V. PARK      | -2 | +1 | +1 |    | +1 | +1 | +1 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 | 4  |    |
| 5. RESIDENCE, M.F.        | -2 | +1 | +1 | +1 |    | +2 | +2 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 | 5  |    |
| 6. SUBDIVISION, M.F.      | -2 | +1 | +1 | +1 | +2 |    | +2 | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 | 6  |    |
| 7. P.U.D., RES.           | -2 | +1 | +1 | +1 | +2 | +2 |    | +1 | +1 | -1 | +2 | +1 | -2 | +1 | -1 | +1 | +1 | +1 | -1 | +1 | +1 | -2 | -2 | 7  |    |
| 8. REL., EDUC & REHAB     | +1 | +2 | +1 | +1 | +1 | +1 | +1 |    | +1 | +1 | -1 | +2 | -2 | -1 | -1 | +2 | +2 | +1 | +1 | -1 | +1 | -2 | -1 | 8  |    |
| 9. FRAT or GOVT           | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 |    | +1 | -1 | +2 | -2 | -1 | -1 | +1 | +1 | +1 | +1 | -1 | +1 | -2 | -2 | 9  |    |
| 10. PUBLIC UTIL. (1A-3.1) | +1 | -1 | -1 | -1 | -1 | -1 | -1 | +1 | +1 |    | +1 | +  | -1 | +1 | +1 | +1 | -1 | +1 | +1 | +1 | +1 | +2 | +2 | 10 |    |
| 11. PUBLIC REC            | +1 | +2 | +2 | +2 | +2 | +2 | +2 | -1 | -1 | +1 |    | +2 | -1 | +1 | +1 | +1 | +2 | +1 | +1 | +1 | +1 | -1 | +1 | 11 |    |
| 12. CEMETERY              | +2 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +2 | +2 | +2 |    | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +1 | +1 | 12 |    |
| 13. LANDFILL or SWR PLANT | +1 | -2 | -2 | -2 | -2 | -2 | -2 | -2 | -2 | -1 | -1 | +1 |    | -1 | -1 | -2 | -2 | -2 | -2 | -1 | +2 | +2 | +2 | 13 |    |
| 14. PRIV. REC. (PER)      | +1 | +1 | +1 | +1 | +1 | +1 | +1 | -1 | -1 | +1 | +1 | +1 | -1 |    | +1 | +1 | +1 | +2 | +1 | +2 | +2 | -1 | +1 | 14 |    |
| 15. PRIV. REC. (CON)      | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | -1 | +1 | +1 | +1 | -1 | +1 |    | -2 | -2 | -1 | -2 | -2 | +2 | -1 | +1 | 15 |    |
| 16. NEIGHBORHOOD BUS.     | -1 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +1 | +1 | +1 | +1 | -2 | +1 | -2 |    | +1 | +2 | +2 | +1 | +2 | -1 | -1 | 16 |    |
| 17. RESIDENCE BUS.        | +2 | +2 | +2 | +1 | +1 | +1 | +1 | +2 | +1 | -1 | +2 | +1 | -2 | +1 | -2 | +1 |    | +1 | -1 | +1 | +1 | -2 | -2 | 17 |    |
| 18. SERV. BUS.            | -1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +2 | +2 | +2 | +2 | +1 |    | +2 | +2 |    | +1 | +1 | 21 |    |
| 19. AREA BUS.             | -2 | -1 | -1 | -1 | -1 | -1 | -1 | +1 | +1 | +1 | +1 | +1 | -2 | +1 | -2 | +2 | -1 | +2 |    | +1 | +2 | -2 | -2 | 19 |    |
| 20. REC. BUS.             | -2 | +2 | +2 | +1 | +1 | +1 | +1 | -1 | -1 | +1 | +1 | +1 | -1 | +2 | -2 | +1 | +1 | +2 | +1 |    | +2 | -2 | +1 | 20 |    |
| 21. LIGHT IND.            | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +1 | +2 | +2 | +2 | +2 | +2 | +2 | +2 | +2 |    |    | +1 | +1 | 21 |    |
| 22. HEAVY IND.            | +2 | -2 | -2 | -2 | -2 | -2 | -2 | -2 | -2 | +2 | -1 | +1 | +2 | -1 | -1 | -1 | -1 | -2 | -1 | -2 |    | +1 |    | +2 | 22 |
| 23. EXTR. IND.            | +2 | -2 | -2 | -2 | -2 | -2 | -2 | -1 | -2 | +2 | +1 | +1 | +2 | +1 | +1 | +1 | -1 | -2 | -1 | -2 | +1 | +1 | +2 | 23 |    |

THE SOLID SQUARES AS +2

# Compatibility Questions and Evaluation

Matrix Line # / Use: 15

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -1 X 4 -4

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

S.F. Subdivision

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

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

River/Commercial

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

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

Mostly S.F. Subdivisions

## 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?

It is large, but there are very few trees.

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

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

No structures

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

Recreational + Residential: are is size of a typical family reunion

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

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?

Yes - some noise + wood smoke

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

Yes - very little change

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

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?

Will be No Change

Sub-Total (+) 17

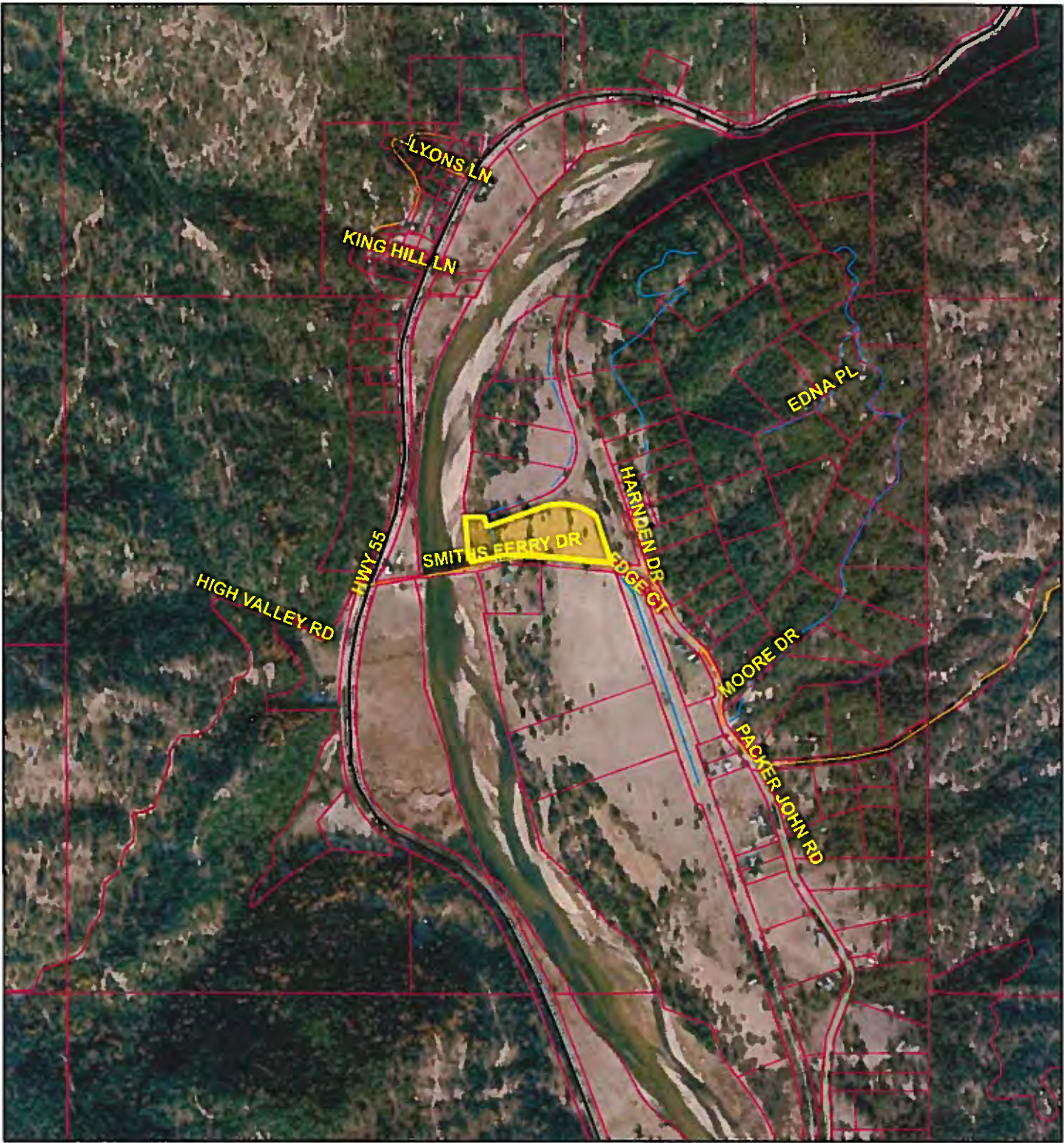
Sub-Total (--) 9

Total Score +8

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. 21-08 Vicinity Map



3/1/2021, 4:11:36 PM

- Parcel Boundaries

Other Parcels

All Road Labels

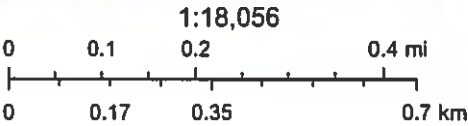
Roads

MAJOR
- MINOR COLLECTOR

URBAN/RURAL

USFS

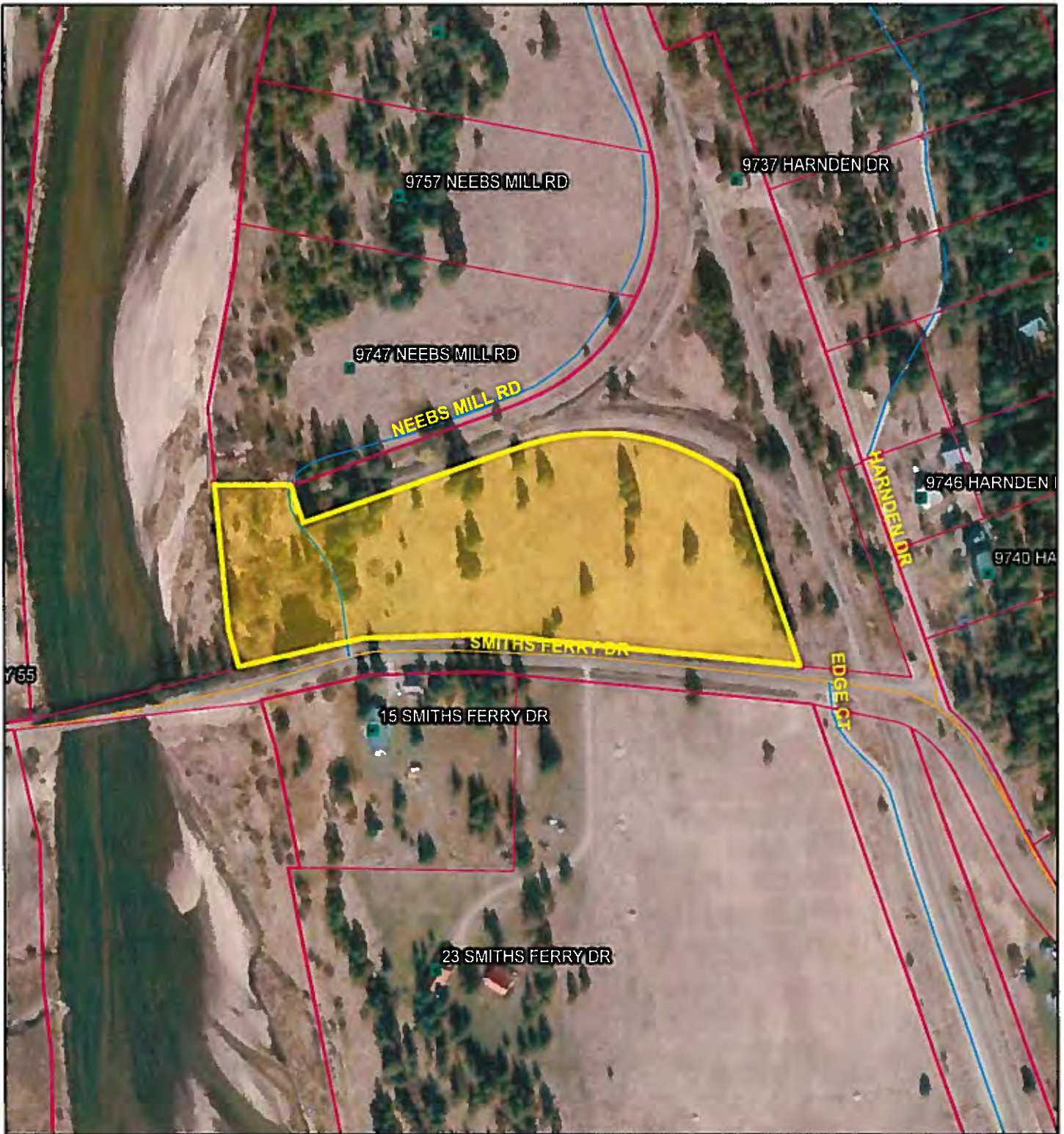
PRIVATE








USDA FSA, GeoEye, Maxar

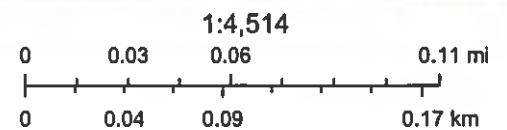


# C.U.P. 21-08



3/1/2021, 4:00:55 PM

- |  |   |
|--|---|
|  Parcel Boundaries | All Road Labels   |
|  Other Parcels     | Roads   |
|  Addresses        |  URBAN/RURAL |
|  |  PRIVATE     |



USDA FSA, GeoEye, Maxar















Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone # \_\_\_\_\_

Conditional Use # CUP 21-08

Preliminary / Final / Short Plat \_\_\_\_\_

Lot 61 Blk 7 Smiths Ferry #3  
9734 NEBS MILL 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:
- |  |   |
|--|---|
| <input type="checkbox"/> high seasonal ground water  | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> 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:
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> central sewage    | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interim sewage    | <input type="checkbox"/> central water           |   |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water        |   |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> central sewage   | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> 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:
- |   |   |  |
|---|---|--|
| <input type="checkbox"/> food establishment     | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store          |  |
- ☒ 14. There are no septic systems or holding tank approved at this site.  
Porta Potties are acceptable and any gray water generated  
should be collected and disposed of properly. Reviewed By: W.H. Rowe  
Date: 4/19/21



**STATE OF IDAHO**  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706  
(208) 373-0550

Brad Little, Governor  
Jess Byrne, Director

April 23, 2021

By e-mail: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

Valley County Planning & Zoning Commission  
219 N Main St.  
Cascade, Idaho 83611-1350

Subject: Dunn Camp Site, CUP 21-08

Dear Ms. Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: [deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts](https://deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts).

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: [deq.idaho.gov/water-quality/drinking-water.aspx](http://deq.idaho.gov/water-quality/drinking-water.aspx)). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.



- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated.

Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website [deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx](https://deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx) for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

Response to Request for Comment  
April 23, 2021  
Page 5

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff  
Regional Administrator  
DEQ-Boise Regional Office

EDMS#: 2021AEK65

April 17, 2021

Valley County Planning and Zoning

Cynda Herrick, AICP, CFM

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. Dunn Camp Site

I own property in Smiths Ferry Subdivision and I adamantly oppose the request for a Recreational Vehicle Campground at 9734 Neeps Mill Road.

This is a very open ended request! As per request "Multiple RV's and "tents" for friends and family and church groups. This pretty much includes anyone and everyone and makes it as busy as any campground.

Smiths Ferry subdivision is a residential community that for many years has enjoyed the quiet surroundings.

This recreational vehicle campground will infringe on this quiet enjoyment.

There will also be increased noise and dust from the motorcycles, UTV's and ATV's.

And... the unsightly porta potties and RV dump. (this property has standing water much of the time).

This sounds like a last ditch attempt to open this area up to a full fledged camp ground and I oppose it!

Thank you,

Devera Mitchell

A handwritten signature in cursive script, appearing to read "Devera Mitchell", written over a circular stamp.

Phone # 208-280-8252

**From:** Jaymie Rietmann <jaymie.kaye@gmail.com>  
**Sent:** Monday, May 3, 2021 4:10 PM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** CUP 20-18 Dunn Camp Site

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.

Hi Cynda,

I won't be able to attend the hearing on the 13th but do have thoughts as a property owner at 9618 Packer John Rd.

On the surface this request doesn't seem unreasonable to have friends and family up with a few campers and maybe host a church group once a year.

However, the announcement mentions RV Holding Tanks and that it would be church groups twice a year and larger groups of friends/family twice a year. This leads me to believe there will be much more than a few extra campers a couple of times a year. I am concerned that there is no expiration or specific limits noted in the application. I am concerned that adherence to any limits will be hard to manage and responsibility will fall to Smiths Ferry residents to watch and report. I am concerned that this Camp Site will grow to become a full RV park which the owner pursued previously.

Thank you for hearing me out.  
Jaymie Rietmann  
9618 Packer John Rd.  
Cascade, ID 83611

Cynda Herrick

May 3, 2021

Planning & Zoning Administrator

P.O .Box 1350

Cascade, ID 83611

Dear Cynda,

We are fulltime residences in Smiths Ferry Subdivision, residing across Harnden Dr. from the proposed C.U.P.21-08 Dunn Camp Site and we oppose the application.

Our concerns are however; Mr. Kenneth Dunn's answer to Application question #14b Potable Water Source, marked Individual. No answer was given If individual, has a test well been drilled, Depth, Flow, Purity Verified? The last question, Nearest Adjacent well -200ft. Depth-300ft. Flow-15gal., with a notation "new-undeveloped" His answers to question 14b are ambiguous. If this 300ft. well is undeveloped how can he indicate a flow of 15 gal? Fire is always a concern, so does he have a permit for a well or not?

We strive to keep our property protected from fire. Hopefully, Mr. Dunn has a well and will also be onsite to ensure fire safety practices are in force. We request you deny application C.U.P. 21-08 Dunn Camp Site because there are so many ambiguous answers to the questions on the application.

Al & Jacque Wonenberg

9740 Harnden Dr.

Cascade, ID 83611 (Smiths Ferry)

208-382-6827

**Cynda Herrick**

**May 1, 2021**

**Planning and Zoning Administrator**

**P.O. Box 1350**

**Cascade, ID 83611**

**RE: C.U.P. 21-08 Dunn Camp Site**

**Dear Cynda,**

**As you are aware, the above permit application dated 02/23/2021 and C.U.P. 18-07 dated 04/03/2018 are for the exact same property submitted by the exact same property owners. C.U.P. 18-07 was for 50 camp sites and a "Pay to Stay" camping facility. Nothing since the original application in 2018 has changed. The property owner's (Dunn) may still plan on collecting income for camping on said property regardless of his lack of disclosure. They know once the application is approved there is no way for your department or Valley County to audit the use of their property. Removal of the wording from Dunn's 2018 application (50 Spaces) gives your department the illusion he will not be running a business from his location. This will be an income producing camp site area even though not stated in the application.**

**Smiths Ferry has very limited resources and protective systems currently available. We are a maximum fire class protection of 10 out of 10. Most of the residents struggle to buy homeowner insurance and those that can can't afford it. Valley County Sheriffs response time to Smiths Ferry is over an hour on average. In addition, with the existing road closure we have had to be subjected to unwanted visitors and trespassers with no help from anyone to improve the situation. Welcome to Smiths Ferry where the residents have to fend for themselves through great adversity and little support. A majority of our residents are seniors living on their own.**

**There is absolutely no logical or legitimate reason to approve the Dunn camp site application. The existing church in Smiths Ferry who the applicant knows has more campsites available than can ever be filled at a single time. Furthermore, just across Highway 55 there is Wellington Recreation Park a well maintained full service campsite with over a dozen sites. The applicant's church groups can easily camp in the existing church property which is within**

walking distance of Dunn's property. Again, Dunn's application is again incomplete and a mockery to the entire planning process. There is plenty of camping vacancy currently available in Smiths Ferry especially at the church for church groups or anyone else 24/7/365. The applicant needs to get this approved to start producing income on a property they bought for just that purpose.


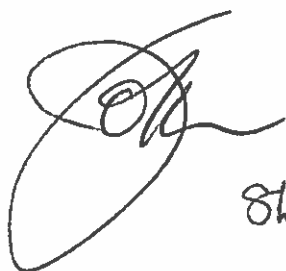
Cynda, why should the residents surrounding Dunn's site have to deal with even much higher fire risk and direct costs, crime, trash and pollution so that this individual can make a profit in a residential neighborhood with no need for additional camp sites? There is absolutely no Fire Protection Plan in place in the Dunn application on a property surrounded with Lodge Pole Pines. There is no garbage pickup in Dunn's application. Residents here all pay for weekly trash pickup from Lake Shore Disposal for just single families. Large groups as the Dunn application describes will be picking up their own trash and doing what with it? The application states the campers will pick up and remove their trash. If in fact that statement is true where will they dump it or leave it??

This application lacks any plan, facts, or common sense. There is zero stipulation on who exactly will be at these group events and camp sites overseeing activities and adherence to the rules. Sadly, this may become a pay for stay camp site with no enforcement of any rules or guidelines. Again, the application is inaccurate and incomplete. It's painting a false picture of how the property will actually be utilized. In addition, please contact the Cascade Fire Department and see how they would respond to a structure fire in Smith's Ferry, they won't. We are at extreme fire risk with no fire support.

Approval of the Dunn application would greatly damage the integrity of our purely residential neighborhood in addition to our quality of life. Valley County needs to protect the welfare of the all Smiths Ferry property owners as the application completely ignores fire protection, garbage collection on and around proposed site, and the increased crime level. Again, there is a camping vacancy sign up at the church campsite with plenty of space available even during hunting season. Dunn's campsite is unnecessary and a threat to our community.



**This application is purely a blatant mocking of the entire county process and will cause great grief, harm, and problems for the residents of Smiths Ferry. Please reject C.U.P. 21-08 Dunn Camp Site to preclude this individual from ruining such a wonderful area for its residents. How will the commission feel if this application is approved and it causes homes to be burned, people to be harmed, and a quiet community to be changed forever. Please review Dunn's brief original application in 2018. Both applications (2018 and 2021) lack any information or planning. Please ask yourselves has the applicant really changed the purpose and intent of an income producing camp area he requested in 2018? The answer to that question is NO. The residents of Smith's Ferry request you deny application C.U.P. 21-08 Dunn Camp Site. Thank you in advance for your assistance and understanding.**



**John and Shelley Whalen**

**9746 Harnden Drive**

**Smith's Ferry, ID 83611**

**(208) 409-5544**

# Knowing the protection class

How can I find out the protection class?

## Protected

- Protected 1 – One mile or less from fire department.
- Protected 2 – More than one mile, but two miles or less from fire department.
- Protected 3 – More than two miles, but three miles or less from fire department.
- Protected 4 – More than three miles, but four miles or less from fire department.
- Protected 5 – More than four miles, but five miles or less from fire department.

## Partially Protected

- Protected 6-8 – Building is located more than 1,000 feet away from a fire hydrant, but is within five miles of fire department.

## Unprotected

- Protection class 9 – community meets the ISO requirements for quality and communications but has an inadequate water supply.
- Protection class 10 – community does not meet the ISO's minimum standard in any category.

From: **mike nuzzo** <mjnuzzo44@gmail.com>

Date: Wed, May 5, 2021, 11:18 AM

Subject: Fwd: CUP 18-07

To: <cyndaherrick@gmail.com>

May 3, 2021

Re: CUP 21-08 Dunn Private RV Camp

Dear Cynda,

We would like to go on record in opposition of the above CUP application for the following reasons:

1. The application is less specific than the one filed by Mr. Dunn previously and was not approved in 2018.
2. A permanent CUP would not be required for short term camping but it will serve to "open the door" for a larger operation.
3. Mr. Dunn uses terms like "probably" or "week or so" which are vague and open to interpretation.
4. There is a question of safety under "existing hazards": Mr. Dunn did not list the old mill pond that is located on the lower section of his property. It has been there for more than fifty years and its depth and contents unknown.
5. Mr. Dunn does not address how the responsibility and management/ supervision will be handled while campers are on the property and in cases of emergencies. Will he or his representative be on site the times when the property is being used?

As an owner, Mr. Dunn should be able to do with his property whatever he wants, but for the rest of the people who live in this neighborhood, this is home. Courtesy and consideration should flow both ways across boundary lines. We hope good will and forthrightness will prevail.

Yours truly,

Mike and Elizabeth Nuzzo

23 Smiths Ferry Drive (across the road from the Dunn property.)

Cascade, ID 83611

Date: 05/05/2021

To: Cynda Herrick

Thank you for your time today.

My name is John Hezeltine.

I am writing this letter against Conditional Use Permit Application 18-07 Dunn RV Camp

Merely because a use can be construed as conditional in a particular zone or even if the zone itself is identified on the comprehensive plan does not equate to the use being compatible at this time. The policy of 9-5-2 clearly emphasizes the rural atmosphere of the valleys to be protected and to limit the impact of conditional uses through standards and procedures.

The application is incomplete bereft of the myriad of required information pursuant to 12-1-4 through 12-1-15 and Title 9, Chapter 5; notably VCC 9-5H-1 Administrative Procedures and VCC 9-5-3-D. Arguably, without the required application information, the County cannot render a decision that the proposed conditional use satisfies the plethora of standards and procedures codified in the VCC.

This proposed TTP-4 RV park is not located along the highway as one would expect of a KOA type RV park. It is across the river requiring access across a one lane bridge. On the other, the RV park is not shielded in any way. Unlike those compatible parks that are shielded behind the forest line with appropriate buffers and screening, this RV park is proposed to coexist on the valley floor with largely residential uses. The site is so close to the river that it is hard to see how swampy marshland precipitating insects, rodents not to mention issues with septic will not plague this parcel as well as its neighbors. In short, the proposed use in

incompatible with the surrounding uses and the application is either incomplete or fails to satisfy 12-2-3 A, B, and C.

The application is incomplete with little to no design and arrangement to the structures to provide for a harmonious and efficient organization with full regard to use, appearance, and livability. Quite the opposite, the number of attractive nuisances including the river and the enticement to trespass on adjoining properties including the rail road to access the Howard's Plunge area east of the river (as opposed to hiking along the highway) for example renders this particular site as dangerous to the public health and safety. This Application gives little to no regard for buffering and livability and harmony with the surrounding uses. Without fencing or proper property barriers, trespassing will be a constant concern.

**Let's talk about Density of Proposed Use:** The permit for R4 allows for 1 house per acre. Yet as a practical matter, this application seeks to place 30 individuals on approximately 1 acre of an 8-acre parcel rendering the proposed use incongruous with the surrounding residential uses. What is worrisome is the total population of Smith's Ferry according to 2020 US census estimates is 101, (<https://worldpopulationreview.com/us-cities/smiths-ferry-id-population>). This project would add almost a third to the current population on any given weekend... This proposed use is not compatible thereby maximizing its disharmony with surrounding R1 residential uses.

Additional concerns to be addressed hopefully by staff are the measurements and conditions codified in 12-1-6 et al. with respect to waste management, noise pollution, setback requirements, lighting that meets the code for such a conditional use yet is compatible with the residential rural character of this area. We do not see how this can be accomplished.

Some additional concerns with this proposal is what will be done regarding:

1. Noise pollution

2. Security
3. Buffering and boundaries
4. Water Supply
5. Septic / sewage at full capacity during spring run-off including redundancy
6. Water table
7. Landscaping
8. Community facilities, Yards, bathrooms, community areas so the guests don't recreate or worse on adjoining properties.
9. Fire Protection

Based on this projects application I find it void of any factual evidence that this would be a positive environment for this project to permit in moving forward.

**Buffers, Screening or Separation Areas** have not been properly met.

We do not believe he has done any investigation and impact studies to provide any suitable evidence that this would not impact all the locals in the community. He has not addressed key issues on how it would affect any of the neighbors to the East, North and South of this property. Train tracks are not a suitable buffer and screening to the neighbors and impleads the view and atmosphere of the valley.

**Location:** The proposed location violates every part of the above referenced requirements. This property is located on a wetland/marsh and is a breeding ground for native species. This property is a key environment and habitat for native deer, elk and other species to rise there young in a same atmosphere. The erosion/flood could be at any time in the spring during high water and noise of having this any people on such a tight area would be a detriment to the noise pollutant to the community.

High ground water level is a prime component in this area. The backup of water and drainage is not conducive to this project. The old holing pond and wetlands that is located on the west side of the property is a hazard to individuals and unsafe area for adults and kids combined to recreate in and around. There is also a regularly used easement road (Neebs Mill Rd.) that goes directly through this property and would be unsafe to have the proposed number of Individuals around.

**Water / Sewer:** Consistent & reliable water source has not been supplied. Sewer Permit was granted and then revoked by CDH for falsely reporting numbers and system design factors did not comply to permit requirements. An honest and harmonious approach to safety has not been done and it is reckless to assume this property is feasible or safe for this operation without proper testing and environmental studies being performed.

**Adaptation to Site Assets:** The problem with this is that favorable views are only being added and addressed by the people of this property. This operation being permitted would create unfavorable views, noise, dust and safety for all the neighbors and residents around.

**Drives, Carports And/or General Parking Areas** states that Desirable views from the unit should not be blocked by drives or parking spaces, nor should drives and parking spaces break up important use areas of the lot or adjoining lots. The progression of this project would fail here as well. This would impact the safety, security and views that we have from our current properties. The neighbors/residents that live in the area and/or on Neebs Mill Road would be negatively impacted with this.

**Periphery Screen; Entrance:** This project has not addressed how he will provide safe access on Neebs Mill Rd. His proposed entrance is connected to the private lane (Neebs Mill Rd.) along with providing safety and security to the travelers when heading to their private lots along Neebs Mill Rd.

Adequate protection shall be provided from undesirable off site views of any adverse influence from adjoining streets and areas. This project will again provide undesirable views incompatible with the valley from all the properties around. A railroad track is not a suitable barrier to block properties to the north of the sight of campers and RV units. Periphery Screen has also not been met to the South where it will have direct negative impact to the adjoining properties that have a direct view to this sight.

**Access:** Access to travel trailer parking areas shall be designed to minimize congestion and hazards at their entrance or exit and allow free movement of traffic on adjacent streets. This project fails to supply any data and evidence on how this will be avoided. This will impact access and add congestion and safety concerns on the one lane bridge and Hwy 55. This will also impede safe access to and from properties located on Neebs Mill Rd.

**General Requirements:** All parks shall be provided with safe, convenient all season pedestrian access: Safe is the problem with what is proposed. There is a main easement to 4 properties that goes through this property to supply access to residents to the north. This would impact safe travel to guests of this property and safe access of properties to the north on Neebs Mill Rd

**Travel trailer courts and parks shall be required to provide water to each site through a central distribution system and to provide a sewage collection system to serve each site:** The proposed has not accomplished any of this and it is unsafe and reckless to in this manner. Risk of fire, sewer contamination and proper water handling has not been addressed or planned out for this usage.

**SEWAGE DISPOSAL:** For this project this is all speculative and not planned out. A Porta potty system is not a long-term system. An approved water and septic system sized to the correct usage is needed before this could ever be considered. This causes extreme harm to Smiths Ferry and the greater impacted areas.



**Barbecue Pits, Fireplaces, Stoves, Incinerators shall be so located, constructed, maintained, and used as to minimize fire hazard and smoke nuisance both on the property on which used and on neighboring property.** The Project proposed does not meet proper smoke nuisance. There is a far difference from a private residence that may have a single fire pit and multiple families with possible multiple fire pits. Proper fire safety has in no way been addressed in this application (See attached Photos) This causes a great deal of excess risk to the community. This community also is rated at a PC-10 Insurance class code and does not have a designated fire service that will respond in case of fire.

**REFUSE HANDLING:** Location and security of how he will keep the property clean and nuisance free has not been appropriately addressed by the proposed plan.

**Location and security** of how he will keep the property clean and nuisance free has not been addressed by the proposed plan.

**Buffers, Screening or Separation Areas:** This proposed application for this property would provide negative appearance impact to the residents of the community North, South and East directions and provide liability exposures for all residents if this was not properly fenced and blended into the community.

Soil and water analysis should be complete before this should ever be a thought of moving forward. No commercial campsite should ever be allowed to take place before proper secure and safe measures are taken to protect the individuals on the property and residents of the community.

**Based on the Idaho Parks and Rec website for Lake Cascade Campgrounds** they provide that the parks consist of strategically placed 10 overnight campgrounds on 500 acres with a total of 279 Campsites.

It you consider 10 locations and divide that out by 279 campsites you come up with and approximate 27.9 sites per campground. Then you take into consideration these 10 locations are spread over 500 acres. That makes each location at about 50 acres each.

River run campground is asking for you to allow them a conditional use permit to put 8 campsites on approximately 1 acre of his 8 acre parcel... We ask how is this possible without any proper planning and due diligence done on their part. How will this not negatively impact the residence and the quiet residential community that it located in?

The state has 27.9 campsites per 50 acres. That is a density of .558 sites per acre. This site will have approximate 8 campsites on about 1 acre of area.

Making this approximately 15 times denser than anything current in the area that has similar water surroundings. Again, how will this not negatively affect the environment and the surrounding neighbors and community?
















The proposed site is located on a property with federally designated wetland that has standing water already on the property. This type of commercial application for use is not suitable for being plopped directly into a residential community let alone the environmental impacts

**To conclude I would like to leave you with this...**

This is the second time we have been here regarding this same issue. Last time you denied the permit. We are not trying to stop the Dun's from camping and using their property in a harmonious way of the neighborhood. Our biggest worry is that if granted this permit that the Dunn's would have the ability to use it to the full extent - a commercial campground with up to an unknown number of commercial spots and people. We are not ok with the additional outside church/commercial use as we believe it is not cohesive to the surrounding area. The church use cannot be considered just friends and family... This is true commercial exposer without a way to protect and surrounding property owners. Again, if granted, this permit would negatively impact the community giving them an open path to a campground for whoever they wanted not just a church group. Just because something is zoned as commercial at one time does not give it

relevance that 60 years down the road that it should be appropriate use of this current residential property at this time.

Listed below are the names, address and signatures of property owners in the community that are opposed to this campground usage.

|                            |                        |   |
|----------------------------|------------------------|---|
| Jim & Cynthia Kirch        | 9793 Harnden Dr        | <br>Cynthia and Jim Kirch (May 5, 2021 14:13 MDT)      |
| Jim Evans                  | 9721 Moore Drive       | <br>James C Evans (May 5, 2021 13:52 MDT)             |
| Steve & Becky Caven        | 46 Smiths Ferry Dr.    | <br>Steve Caven (May 5, 2021 13:45 MDT)               |
| Linda Lopez                | 48 Smiths Ferry Dr.    | <br>Linda Lopez (May 5, 2021 13:25 MDT)                |
| Jason & Jeanne Wendland    | 9734 Moore Drive       | <br>Jason Wendland (May 5, 2021 13:41 MDT)            |
| Ron & Denise Findley       | 9793 Edna Place        | <br>Ron Findley (May 5, 2021 12:31 MDT)               |
| Pete & Julie Shiverick     | 9780 Moore Drive       | <br>Pete & Julie Shiverick (May 5, 2021 13:11 MDT)  |
| George Coles & Randi Hart  | 15 Smiths Ferry Drive  | <br>Randi Hart (May 5, 2021 13:05 MDT)              |
| Mike and Danielle Drake    | 56 Smiths Ferry Drive  | <br>Mike and Danielle Drake (May 5, 2021 12:20 MDT) |
| John & Tina Austin         | 9782 Harnden Dr        | <br>John and Tina Austin (May 5, 2021 14:36 MDT)    |
| Mike and Liz Nuzzo         | 23 Smith's Ferry Drive | <br>Mike and Liz Nuzzo (May 5, 2021 14:54 MDT)      |
| Lou Weston                 | Neebs Mill Road        |   |
| Alex & Stacy Shaffer       | 9765 Neebs Mill Road   |   |
| Austin & Danyelle Callison | 86 Smiths Ferry Road   | <br>Austin Callison (May 5, 2021 13:23 MDT)         |
| John & Jessica Hezeltine   | 9757 Neebs Mill Road   | <br>John Hezeltine (May 5, 2021 12:10 MDT)          |















