

NOTICE OF PUBLIC HEARING
BEFORE THE LATAH COUNTY ZONING COMMISSION
Wednesday, February 16th, 2011, 5:30 pm

The Latah County Zoning Commission will hold a public hearing on Wednesday, February 16th, 2011, in Room 2-B, Latah County Courthouse, Moscow, Idaho, to receive comments on:

5:35 p.m. – CUP # 830 – A request by David Port and Keith Haley for a conditional use permit to operate a recreational field on a portion of a 378 acre parcel located in the Agriculture/Forest zone. The property is located at 1127 Paradise Ridge Road, in Sections 28, 29, 32, and 33, Township 39 North, Range 05 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel numbers RP39N05W286064A, RP39N05W327228A, RP39N05W297375A, RP39N05W327228A, RP39N05W333009A, RP39N05W333049A.

Interested parties are encouraged to attend. Accommodations for individuals who qualify under the ADA are available upon request. Notice to acquire accommodations must be made 3 working days prior to the hearing to the Planning Dept. This hearing will be held pursuant to the Latah County Hearing Procedures Ordinance and under authority of the Idaho Local Land Use Planning Act, the Latah County Comprehensive Plan and the Latah County Land Use Ordinance. The Latah County Zoning Commission reserves the right to limit length of testimony.

Additional information, including copies of the proposal, are available from the Planning Dept., Latah County Courthouse, Moscow, Idaho, (208) 883-7220. Written comments will be accepted at the above office prior to the hearing.

Mauri Knott, Associate Planner

(This is a public service announcement only)

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

Public Hearing: CUP 830 **Date:** February 16, 2011 **Time:** 5:35 pm

Applicant: David Port and Keith Haley **File #:**CUP 830

EXHIBITS:

- Exhibit #1.** Staff Report
- Exhibit #1A.** Criteria Worksheet
- Exhibit #1B.** Latah County Comprehensive Plan and Vicinity Map
- Exhibit #1C.** Zoning Map
- Exhibit #1D.** Adjoining Property Owners and Aerial Photograph Map
- Exhibit #2.** Application Form (Submitted by Applicant)
- Exhibit #2A.** Applicant's Narrative (Submitted by Applicant)
- Exhibit #2B.** Site plan (Submitted by Applicant)
- Exhibit #2C.** Plat Map (Submitted by Applicant)
- Exhibit #2D.** Course/Camp Flyers (Submitted by Applicant)
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission public hearing for CUP 830 o February 16th, 2011.
- Exhibit #4.** Letter submitted by Kathryn Bonzo January 21, 2011
- Exhibit #5.** Letter submitted by Mary and Steve Ullrich on January 28, 2011
- Exhibit #6.** Letter submitted by Larry and Carol Grupp on January 28, 2011
- Exhibit #7.** Letter submitted by Larry and Carol Grupp on February 1, 2011
- Exhibit #8.** Letter submitted by Eric Nordquist on February 10, 2011

**DAVID PORT AND KEITH HALEY
CONDITIONAL USE PERMIT APPLICATION #830
STAFF REPORT**

SUMMARY OF APPLICATION:

A request was made by David Port and Keith Haley for a conditional use permit to operate a recreational field on a portion of a 378 acre parcel located in the Agriculture/Forest zone. The property is located at 1127 Paradise Ridge Road, in Sections 28, 29, 32, and 33, Township 39 North, Range 05 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel numbers RP39N05W286064A, RP39N05W327228A, RP39N05W297375A, RP39N05W327228A, RP39N05W333009A, RP39N05W333049A.

Site Characteristics:

Size of Parcel: 378 acres
Soils: Larkin Silt Loam, 3-12% Slopes
Larkin Silt Loam, 12-35% Slopes,
Joel Silt Loam, 3-7% Slopes,
Palouse Silt Loam, 7-25% Slopes,
Southwick Silt Loam, 12-25% Slopes
(Latah County Soil Survey Sheet #36)
Floodplain: Zone "C" (FIRM Panel #160086 0330B)

Land Use and Regulations:

Comprehensive Plan Designation: Rural
Existing Zoning: Agriculture/Forest
Existing Uses: Residential, Forestry
Neighboring Zoning: Agriculture/Forest
Neighboring Uses: Agriculture, Forestry, Public Right of Way, Residential

Infrastructure/Services:

Water: Existing Private Well
Sewer: Existing Private Septic
Access: Paradise Ridge Road, North Latah County Highway District
Schools: Moscow School District
Fire Protection: Moscow Rural Fire District
Law Enforcement: Latah County Sheriff

Exhibits:

Exhibit #1. Staff Report
Exhibit #1A. Criteria Worksheet
Exhibit #1B. Latah County Comprehensive Plan and Vicinity Map
Exhibit #1C. Zoning Map
Exhibit #1D. Adjoining Property Owners and Aerial Photograph Map
Exhibit #2. Application Form (Submitted by Applicant)
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Exhibit #7. Letter submitted by Larry and Carol Grupp on February 1, 2011

NOTE: Exhibits not included in the staff packet are available for review in the Planning Office, and will be entered into the record during the public hearing.

APPLICABLE STATUTE, ORDINANCE, AND COMPREHENSIVE PLAN SECTIONS:

Local Planning Act: Idaho Code 67-6512

Latah County Land Use Ordinance # 269, as amended:

Section 3.01 Agriculture/Forest Zone

Article 7 Conditional Use Permits

Latah County Comprehensive Plan

CRITERIA WORKSHEET

Note: This criteria worksheet does not represent staff analysis of information provided by the applicant supporters, or opponents; however, staff has identified policies which may be applicable to this particular request. Information submitted to the Planning Department prior to the mailing of the staff packet has been organized herein in relation to the applicable criteria for approval or denial. This worksheet is intended only to help identify if all relevant criteria have been addressed with supporting factual information and to provide a juxtaposition of any conflicting testimony that has been presented.

Type of request:

Conditional Use Permit for a Recreational Field.

Description of application:

David Port, property owner, and Keith Haley submitted application for a conditional use permit for a recreational field (challenge course) on a portion of a 378-acre parcel in the Agriculture/Forest zone. A request was made by David Port and Keith Haley for a conditional use permit to operate a recreational field on a portion of a 378 acre parcel located in the Agriculture/Forest zone. The property is located at 1127 Paradise Ridge Road, in Sections 28, 29, 32, and 33, Township 39 North, Range 05 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel numbers RP39N05W286064A, RP39N05W327228A, RP39N05W297375A, RP39N05W327228A, RP39N05W333009A, RP39N05W333049A.

Facts of application and the information submitted

1) Section 7.01 requires that specific uses within a particular zone require special consideration prior to being permitted in that zone.

The Latah County Land Use Ordinance, under section 3.01.02(3), lists "Recreational Fields" as a conditionally permitted use in the Agriculture/Forest Zone.

2) Section 7.01.01 requires that an application for a conditional use be made by the owner of the affected property.

David Port submitted a completed application to the Latah County Planning and Building Department on January 19th, 2011.

3) Section 7.01.02 requires:

1. A conditional use permit may be granted if the Zoning Commission finds that the proposed use conforms to each of the following criteria:

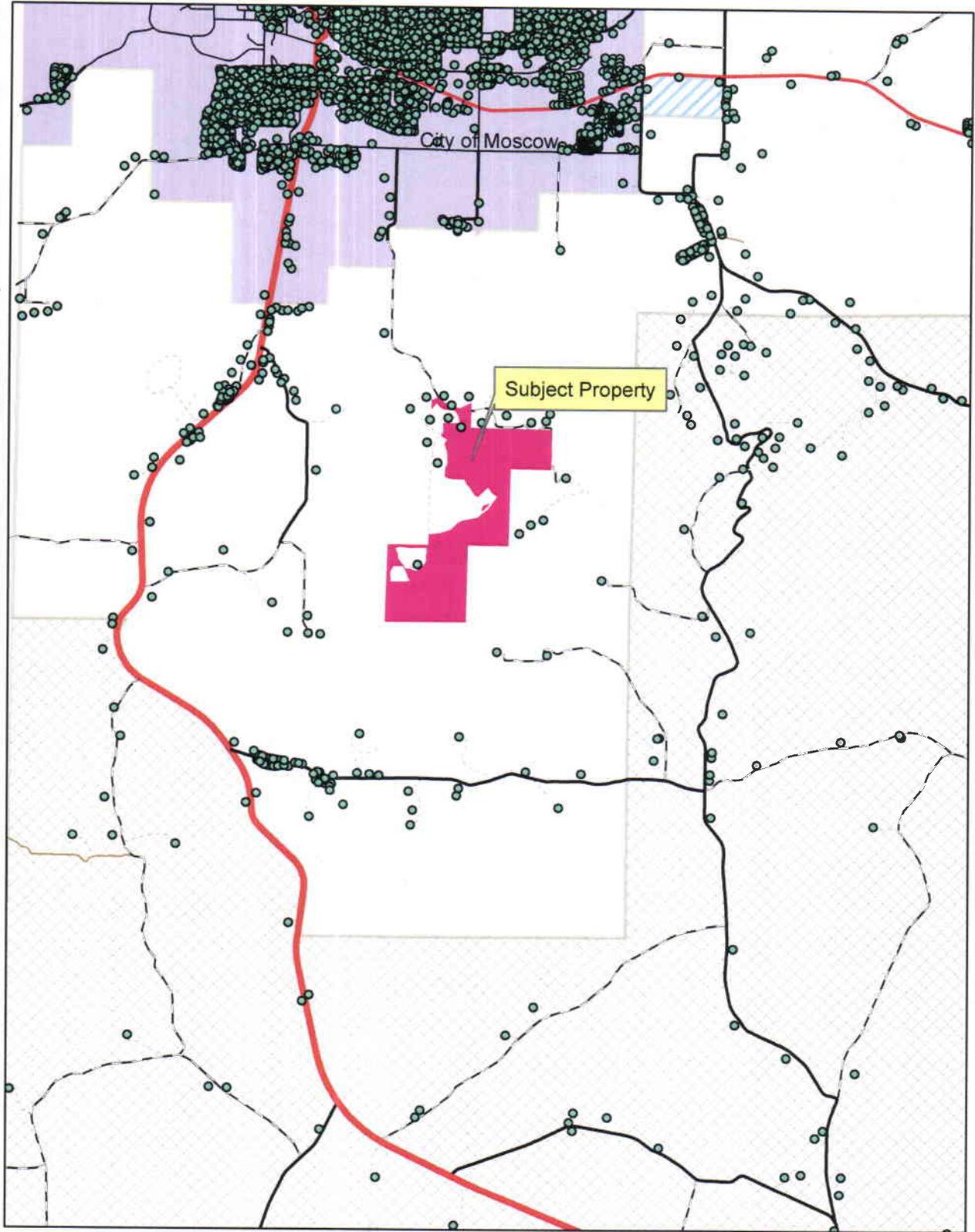
- A. The use is not detrimental to the health and safety of those in the surrounding area and will not otherwise adversely affect permitted uses or the enjoyment of such uses in that zone to any greater extent than a permitted use in that zone;
- B. The use will not require facilities or services with excessive costs to the public;
- C. The use is not in conflict with the goals and policies of the Latah County Comprehensive Plan.

2. If the Zoning Commission finds that a proposed use is essential to the public health, safety, or welfare, such use may be permitted even if the use is not found to meet the criteria listed above.

3. The Zoning Commission shall have the authority to set an expiration date for any conditional use permit so long as the reasons for such are included in their findings of fact and conclusions of law.

CUP 830 Vicinity and Comprehensive Plan Map

Planning & Building Department



- Legend
- Comprehensive Plan
ZONE
- AOI
 - ICR
 - PRODUCTIVE
 - RURAL

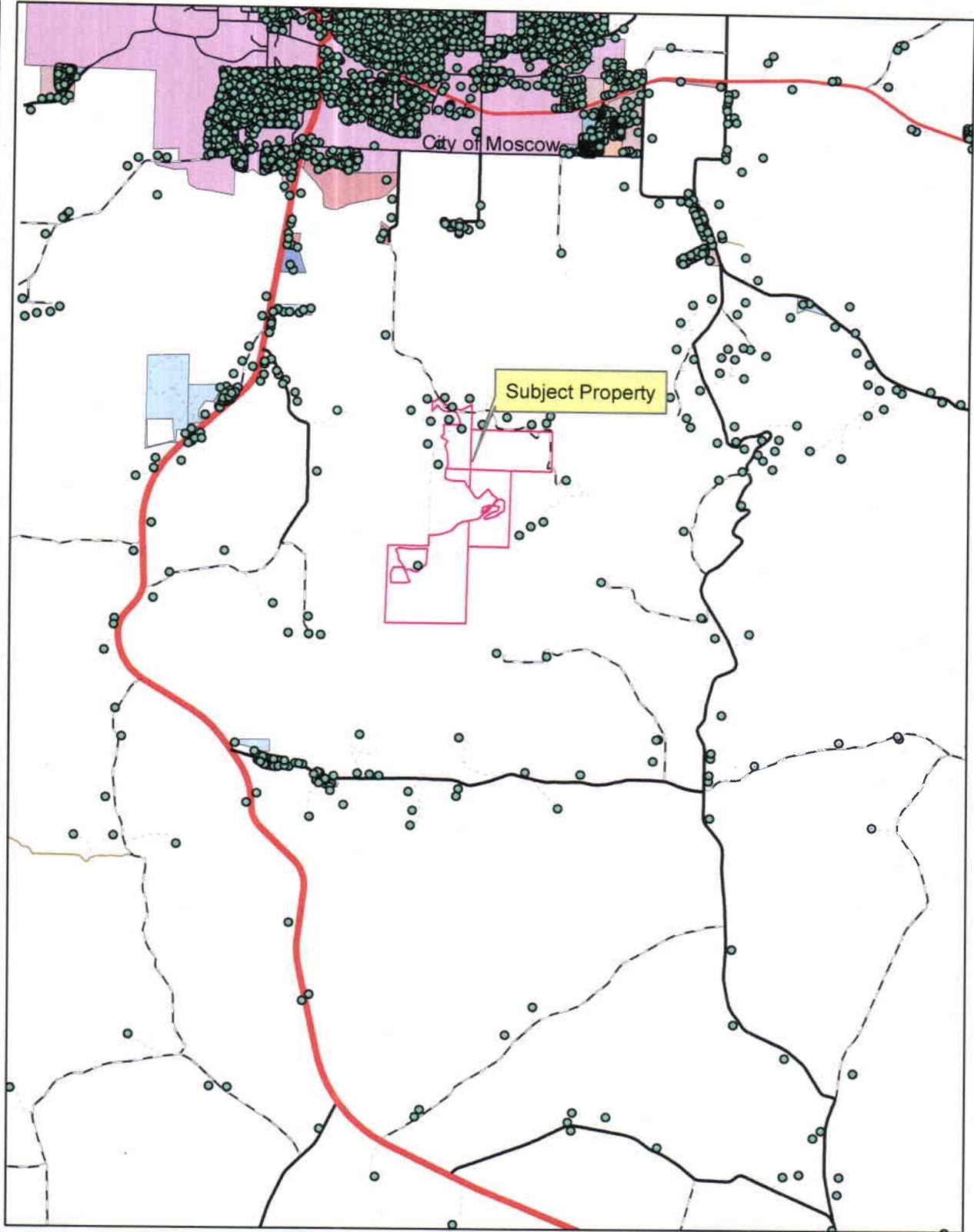
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Miles

*Created on 01/25/2011 by MK

LCZC Hrg: CUP 830
Applicant: Port/Haley
Exhibit #: 1B
Date: 02/16/2011

CUP 830 Zoning

Planning & Building Department



Legend

| | | | |
|------------------------------|--------------------------|-----------------------------|--------------------------------|
| Zoning_Districts_2009 | Area of Impact - Genesee | Multiple Family Residential | Single-Family Residential (R1) |
| ZONE_TYPE | Commercial | Municipality | Suburban Residential |
| Agriculture / Forest | Industrial | Rural Residential | |
| Agriculture / Forestry | Motor Business | Single-Family Residential | |

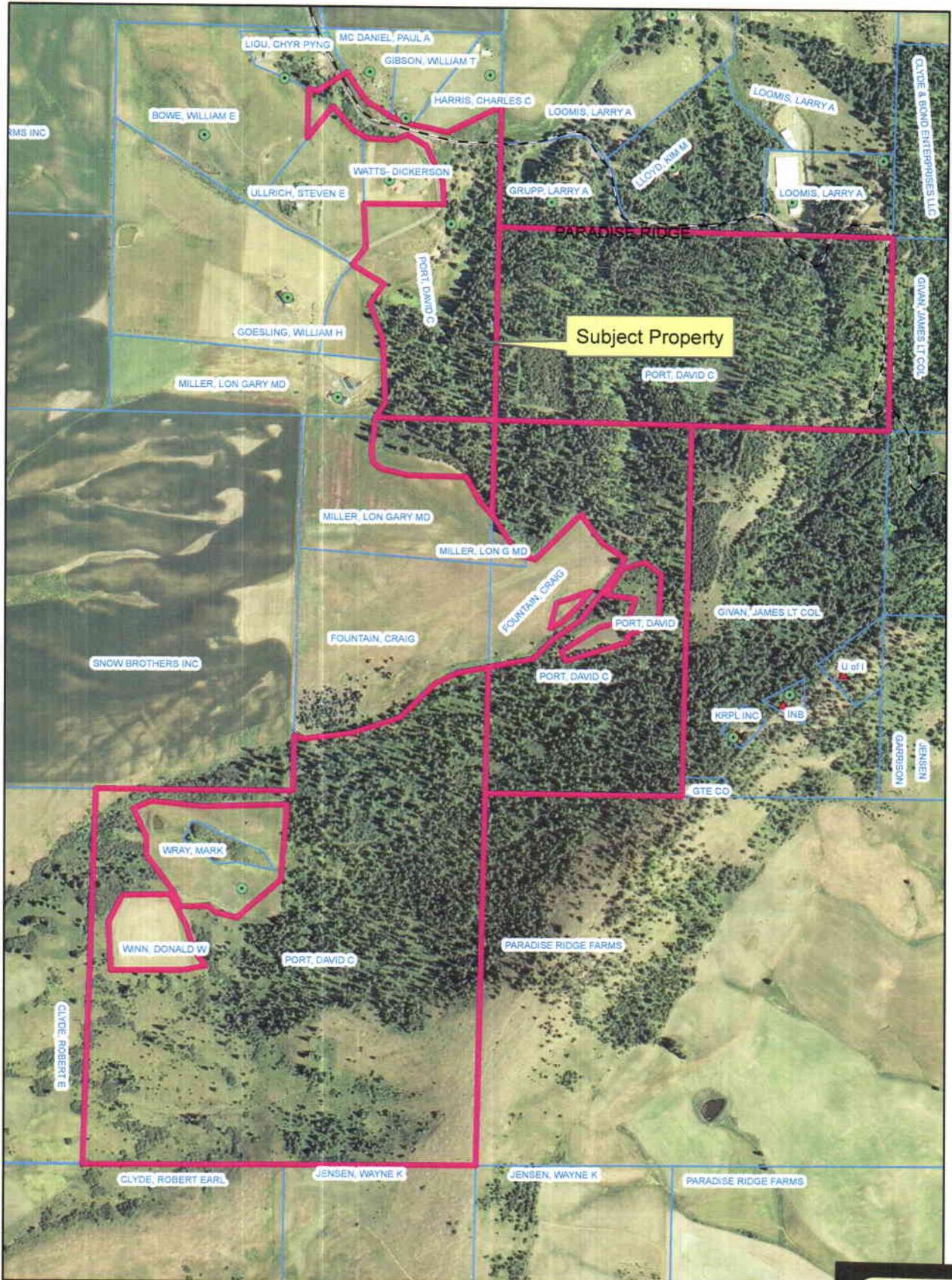
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*Created on 01/16/2011

LCZC Hrg: CUP 830
 Applicant: Port/Haley
 Exhibit #: 1C
 Date: 02/16/2011

CUP 830 Aerial and Adjacent Property Owners

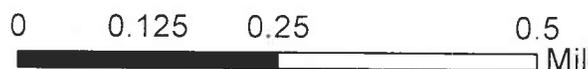
Planning & Building Department



Legend

- Addresses
- ▲ Communication Towers

*Created on 01/25/2011 by MK



LCZC Hrg: CUP 830
Applicant: Port/Haley
Exhibit #: 1D
Date: 02/16/2011



Application for Conditional Use Permit

Instructions

Please complete the application and required attachments. For certain uses, additional information may be necessary. Incomplete applications or applications without all required attachments will not be accepted. A public hearing will be scheduled only after Staff has determined the application is technically complete.

Please submit to: **Latah County Department of Planning & Building**

Latah County Courthouse 522 S Adams, Room 205, P.O. Box 8068, Moscow, ID 83843 (208) 883-7220

1. Applicant Information

| | | | | |
|---|--|--|--------------------------------------|-----------------------------|
| a. Applicant Name <i>DAVID Charles Port</i> | | b. Home Phone <i>1-509-332-5401</i> | c. Work Phone <i>509 334-6873</i> | |
| d. Mailing Address <i>4382 Johnson Rd</i> | | e. City <i>Pullman</i> | f. State <i>WA.</i> | g. Zip code <i>99163</i> |
| h. Property Owner (if different than applicant) | | i. Home Phone | | j. Work Phone |
| k. Mailing Address | | l. City | m. State | n. Zip code |

2. General Site Information

| | | | | |
|--|---------------------------------|---|--|-------------------------------|
| a. Assessor's Parcel Number(s) <i>RP 39N05W291375A</i> | | b. Parcel Address (if applicable) <i>9127 Paradise Ridge Rd.</i> | | |
| c. Acreage of Existing Parcel <i>37840</i> | d. Zoning <i>Agri-Forest</i> | e. Comprehensive Plan Designation <i>Rural</i> | f. Floodplain designation(s) <i>N/A</i> | g. FEMA Panel # <i>N/A</i> |
| h. Is the parcel within an Area of City Impact? <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No. | i. Impact City <i>N/A</i> | | j. Road Used to Access Site <i>Paradise Ridge Rd.</i> | |

Note: Sites within an area of city impact may require additional notification time prior to public hearings or a hearing before the other jurisdiction.

i. Existing Uses
Residential / Timber

3. Service Provider Information (please attach additional information if requested)

| | | |
|---|---|---|
| a. Fire District <i>Moscow Rural</i> | b. Road District <i>North Latah Hwy</i> | c. School District <i>Moscow School District</i> |
| d. Source of Potable Water (i.e. water district or private well) <i>Well</i> | e. Sewage Disposal (i.e. sewer district or private septic system) | |

4. Adjacent Properties Information

| | |
|---|--|
| a. Zoning of Adjacent Properties <i>Residential / Timber</i> | b. Existing Uses of Adjacent Properties <i>← Agriculture / Forest</i> |
|---|--|

5. Permit Information

a. Proposed Use

b. What provision of the Latah County Zoning Ordinance allows the proposed use to be considered for a Conditional Use Permit in the Zoning District in which the property is located?

Note: If the proposed use is not specifically listed, please contact the Department prior to submittal to determine if the use is similar to those that are specifically listed as conditionally permitted uses. The Department may require additional information in order to make a determination.

6. Authorization

The applicant does hereby certify that all of the above statements and information in any attachments transmitted herewith are true, and further acknowledges that approval of this application may be revoked if it is found that any such statements are false.

| | |
|---|-----------------------------|
| a. Signature of Applicant <i>Keith J Haley</i> | b. Date <i>1-4-2011</i> |
| c. Signature of Property Owner (if different than applicant) <i>David C Port</i> | d. Date <i>1-20-2011</i> |

Office Use Only

| | | | |
|---------------------------------|--|------------------------------|-----------------|
| Date Received <i>1-19-11</i> | Amount <i>200.00</i> | Receipt No. <i>276436</i> | By <i>NF</i> |
| CUP # <i>#830</i> | Date Determined Technically Complete <i>1-19-11</i> | By <i>NF</i> | |
| Hearing Date | | | |

7. Attachments

All attachments should be reproducible in black and white at 8 1/2" x 11"

Fee: (\$200.00) Make checks payable to Latah County.

Completed Narrative Worksheet: See instructions on the Conditional Use Permit Narrative Worksheet.

Site Plan: The site plan should include a north arrow, location of roads and rights-of-way, existing buildings, improvements and features; the location and dimensions of proposed facilities, improvements and operations; as well as any other details necessary for the Zoning Commission to make a decision.

Vicinity Map: The map should show the site location in relation to neighboring communities and natural features.

Assessor's Plat Map: Include a copy of that portion of the map that shows the subject parcel and adjoining parcels.

Other Attachments: Required by staff / certain proposed uses.

Paradise Ridge Challenge

Conditional Use Permit

Work sheet attachment

Being unfamiliar with this process I will respond to the work sheet questions in a narrative fashion and be happy to provide additional information as requested by the commission.

Description of Proposal:

The paradise ridge challenge course is an outdoor experiential education program. Developed on the principles of team work, group cooperation and learning by shared experience. The basic model was first attributed to Outward bound outdoor adventure learning wilderness programs. The Paradise Ridge program consists of a variety of outdoor team initiatives and challenges that require team work, group strategy and physical activity to achieve success! Challenge groups are actively supervised by trained challenge leaders. A wide range of groups participate in these very positive and memorable programs. The Paradise Ridge course hosts public & private school groups, professional work teams, university groups, sports teams and many others. The average group size is 12 members and the typical day program is 9:00 am to 3:00. The paradise ridge site also provides ample room and an exceptional environment for nature encounters and outdoor appreciation. The mission and guiding principle of the Paradise Ridge Challenge is to promote respect, appreciation and foster positive relationships for people and the natural environment. The Paradise Ridge Challenge is fully insured and staffed by trained professional.

Existing use of property: response by Mr. Port

Consistency Requirement: response by Mr. Port

A: Health & safety, no foreseeable issues

B: Facilities and Services

The challenge course activities make use of and adapt to the natural land features, example, logs for balance walking, large trees for belayed climbing, and open field for Frisbee golf. No permanent structures are required. (Please refer to the brochure pictures.) Bungee cord "Spider Web" and tire swings anchored between trees are the props for team challenge activities. An important emphasis in the challenge course environment is to promote and model low impact and sustainable use of our natural places. Participants learn to have active fun and develop cooperative skills while appreciating the special beauty of Paradise Ridge.

C. Comprehensive plan, no foreseeable conflict.

a. Community design, no foreseeable conflict.

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Date: 02/16/2011

b. Population element, increased opportunity for people to enjoy a safe, positive outing on Paradise Ridge.

c. Housing element, no foreseeable conflict.

d. Economic development Element, no foreseeable conflict.

e. Public services, facilities, utilities Element, no foreseeable conflict. The challenge program does not require indoor facilities or electric power. Sanitary service is provided by porta potties leased from local vender.

f & g. Transportation Element, no foreseeable conflict. Participant groups arrive via personal vehicle, or bus. On-site Parking in designated parking area is available.

h. Natural resources element, no foreseeable conflict. The natural resources of Paradise Ridge are especially cared for and maintained by this positive educational program.

i. Special areas Element, no foreseeable conflict.

j. Hazardous area Element, no foreseeable conflict.

k. Recreation element, challenge course program provides a greatly enhanced and managed recreation opportunity.

l. Land use element, the Paradise Ridge Challenge course is conducted entirely on the private property of Mr. David Port. Mr Port has complete control concerning the Paradise Ridge challenge programs, all aspects of program development are reviewed and approved my Mr. Port. His vision and special care of this precious outdoor environment it its greatest asset!

M. Property Rights Element, no foreseeable conflict.

I would direct the commission to the attached brochure for additional information.

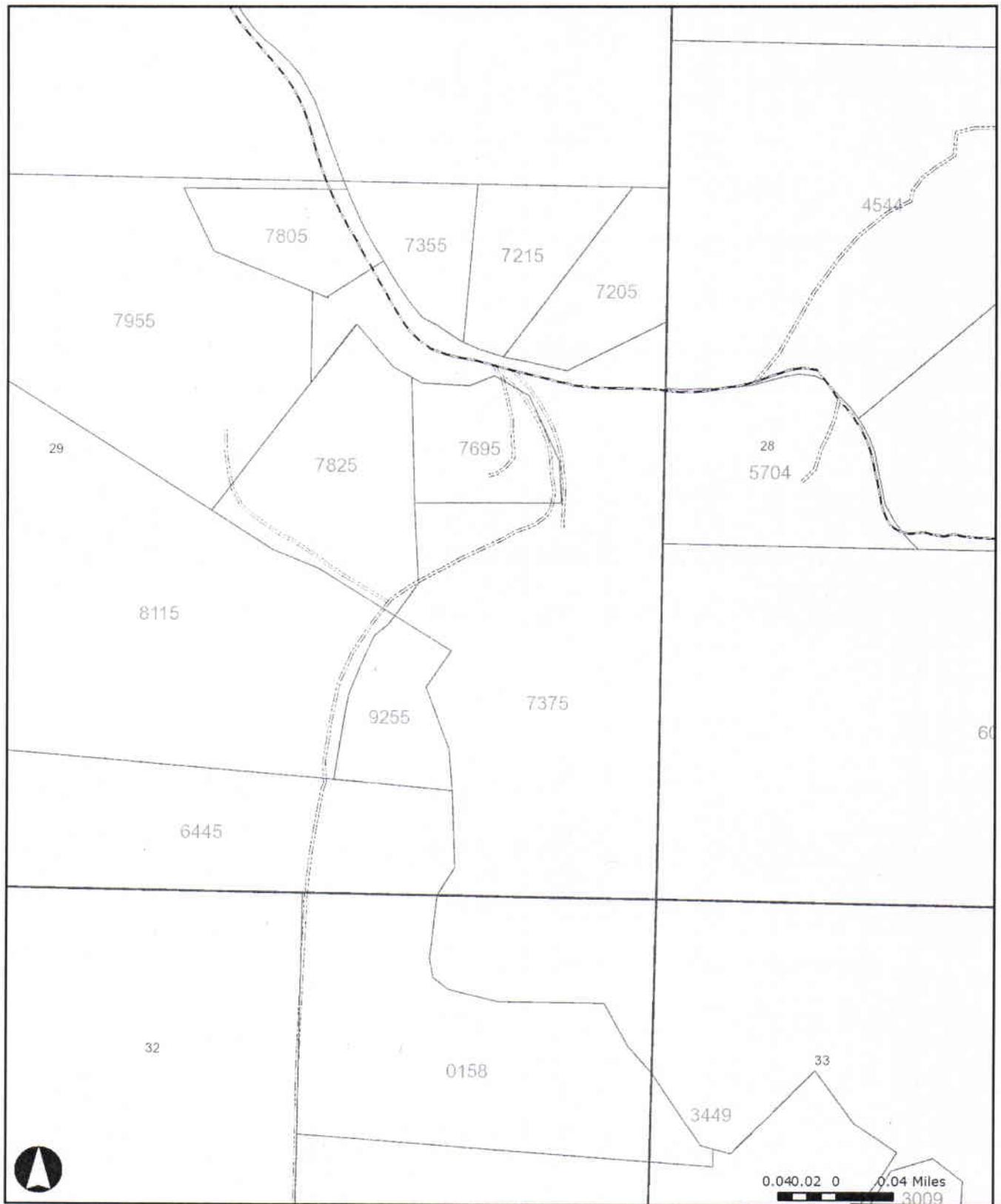
Kevin S. Haley

Map



LCZC Hrg: CUP 830
Applicant: Port/Haley
Exhibit #: 2B
Date: 02/16/2011

Map



LCZC Hrg: CUP 830
Applicant: Port/Haley
Exhibit #: 2C
Date: 02/16/2011

On Working Together

"There is a knowledge that only comes from doing, a trust that is confirmed by testing, and a common ground that is created by experience."

KGHT



PARADISE RIDGE CHALLENGE COURSE

Come to be challenged and gain a greater respect for yourself and others.



PLAN TO VISIT!



might be a team challenge that you tackle with your classmates, or an individual goal you set for yourself!

**IT'S ALL GOOD BECAUSE...
SUCCESS FEELS GREAT!**

Keith G. Haley

Counseling Center of the Palouse
814 S. Washington St.

Moscow, ID 83843

Phone: (208) 883-0619

FAX: (208) 882-4774

E-Mail: keithghaley@gmail.com

LCC Hrg: CUP 830
Applicant: Port/Haley
Exhibit #: 2D
Date: 02/16/2011

INTRODUCING

Paradise Ridge Challenge Course

I am very excited to host groups at my new challenge course site located in Latah County. As the developer and coordinator of the Palouse River Challenge Course in Washington since its beginning in 1992, I had always hoped to offer the same dynamic and positive adventure/education program closer to home. With 20+ years as a Mental Health Counselor and Challenge Course Leader ... *THE TIME IS PERFECT!*

Participants can expect the same safe, team-oriented challenge course adventures that we have so enthusiastically provided these many years. As always, we honor Challenge By Choice, promote the FULL Value Contract and emphasize team work! Pack a lunch and come ready for FUN!!! Feel free to contact me for further information.



The Journey to Today

Keith has successfully combined his passion for the outdoors and active lifestyle with his professional expertise as a mental health counselor. Beginning with a Master's Degree in Clinical Psychology, Keith trained extensively in the areas of adventure-based counseling and experiential education. Colorado Outward Bound, Project Adventure, and 4H are three of the very positive training influences incorporated into Keith's dynamic skill set. Keith has used his training and expertise to good advantage, developing and implementing many strong and innovative programs for groups and individuals.

Beginning in 1989, Keith developed and offered the Therapeutic Intervention Program (TIP) for youth with serious behavioral disabilities with the Pullman, Washington School District. The TIP program was recognized as highly successful and awarded the Governor's Award of Excellence. Continuing in the area of public education and counseling, the Therapeutic Recreation Youth Project (TRYP) was born. This program, imagined and pioneered by Keith, brought Washington State University students, community teens, community mental health clients, chemical dependency programs and juvenile justice together to make a difference.

This very ambitious program successfully promoted positive values, healthy lifestyles, mentor support and an appreciation for high adventure activities with appropriate risk-taking in the outdoors. Counselors and students alike learned to backpack, kayak, rock climb, and snowboard. These activities also created a vast array of intrinsic benefits. By 1991, Keith's therapeutic ambitions needed a Challenge Course.

Mapped, promoted and spirited by the youth members of the TRYP group, the Whitman County Challenge Course became a reality. Offering a wide range of adventure challenge program to both adults and youth, the Palouse River Challenge Course under Keith's leadership has continued to thrive and offer programming to nearly 900 individuals each year. During his tenure as a counselor and educator, he has also enjoyed teaching at both the University of Idaho and Washington State University. Notable professional presentations: The 13th Annual International Challenge Course Symposium & Conference, AACT 2003 "Tough Teens", "How We Do What We Do", and Washington State Behavioral Health Conference 2004 "Challenge Interventions for Tough Teens."

"In the back of my mind, I hoped to someday combine my energies and experiences on a challenge course program in my own BACKYARD. This summer, in conjunction with my private practice counseling service in Moscow, I have been able to realize this long held goal!" Keith hopes to share this new project with lots of great groups! **Check out Paradise Ridge Challenge!!!**



INTRODUCING

The Paradise Ridge Challenge Course

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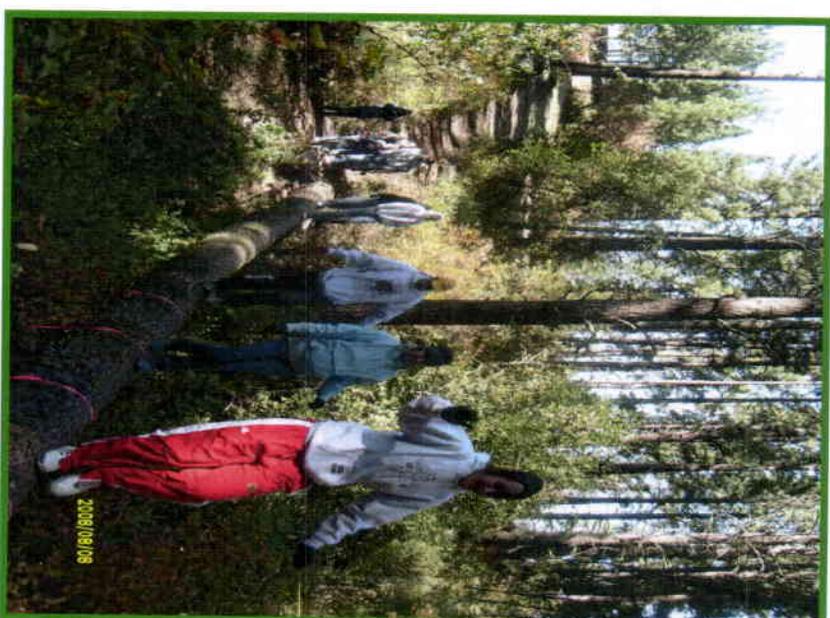
Keith G. Haley

Counseling Center of the Palouse

814 S. Washington Moscow, ID 83843

208-883-0619

PARADISE RIDGE CHALLENGE



Plan to visit

PARADISE RIDGE CHALLENGE

Keith G. Haley, Counseling Service
Paradise Ridge Challenge

Phone : 208-883-0619

Fax: 208-882-4774

E-mail : keithghaley@gmail.com

Consider a Challenge Course Retreat!!!

From confidence building kids programs to high intensity corporate retreats, a custom Challenge Course is a very exciting and positive way to promote your group goals. My 24 years in adventure counseling allows me to offer a complete and comprehensive program tailored to meet individual group needs.

Relaxed fun, friendship, and the positive energy of safe outdoor activities are a proven recipe for success!



ON WORKING TOGETHER

"There is a knowledge that only comes from doing, a trust that is confirmed by testing, and a common ground that is created by experience"

KGH

Adventures Plus



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**Keith G. Haley, Counseling Service
Paradise Ridge Challenge
Moscow, Idaho**



It might be a team challenge that you tackle with your classmates, or an individual goal you set for yourself!

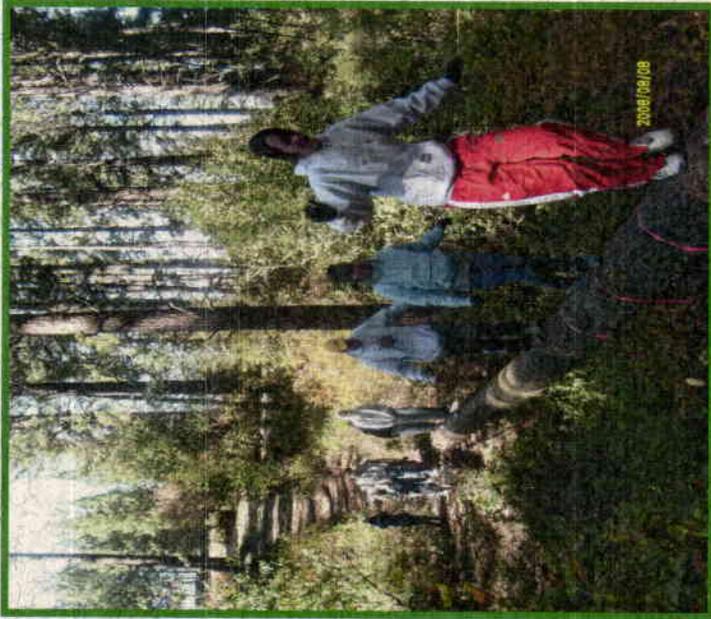
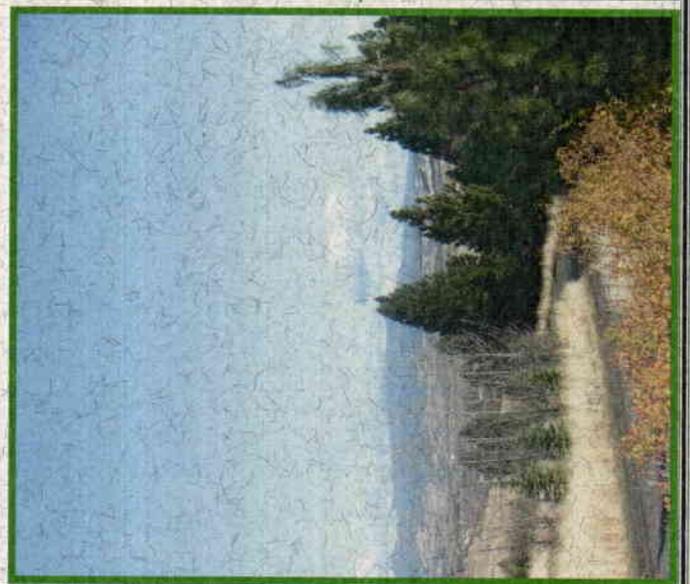
**IT'S ALL GOOD, BECAUSE...
SUCCESS FEELS GREAT!"**

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Plan to visit

PARADISE RIDGE CHALLENGE

Keith G. Haley

Counseling Center of the Palouse

814 S. Washington Moscow, ID 83843

Phone: 208-883-0619

Fax: 208-882-4774

E-mail: keithghaley@gmail.com

CUP #825 – Staff Introduction

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The Latah County Land Use Ordinance, under section 3.01.02(3), lists "Recreational Fields" as a conditionally permitted use in the Agriculture/Forest Zone.

Section 7.01.02 requires:

1. **A conditional use permit may be granted if the Zoning Commission finds that the proposed use conforms to each of the following criteria:**
 - A. The use is not detrimental to the health and safety of those in the surrounding area and will not otherwise adversely affect permitted uses or the enjoyment of such uses in that zone to any greater extent than a permitted use in that zone;
 - B. The use will not require facilities or services with excessive costs to the public;
 - C. The use is not in conflict with the goals and policies of the Latah County Comprehensive Plan.
2. **If the Zoning Commission finds that a proposed use is essential to the public health, safety, or welfare, such use may be permitted even if the use is not found to meet the criteria listed above.**
3. **The Zoning Commission shall have the authority to set an expiration date for any conditional use permit so long as the reasons for such are included in their findings of fact and conclusions of law.**

Exhibits will now be entered into the record.

The following exhibits were submitted with the staff packet:

EXHIBITS:

- | | |
|---------------------|---|
| Exhibit #1. | Staff Report |
| Exhibit #1A. | Criteria Worksheet |
| Exhibit #1B. | Latah County Comprehensive Plan and Vicinity Map |
| Exhibit #1C. | Zoning Map |
| Exhibit #1D. | Adjoining Property Owners and Aerial Photograph Map |
| Exhibit #2. | Application Form (Submitted by Applicant) |
| Exhibit #2A. | Applicant's Narrative (Submitted by Applicant) |
| Exhibit #2B. | Site plan (Submitted by Applicant) |
| Exhibit #2C. | Plat Map (Submitted by Applicant) |
| Exhibit #2D. | Course/Camp Flyers (Submitted by Applicant) |
| Exhibit #3. | Staff Introduction for Latah County Zoning Commission public hearing for CUP 830 on February 16 th , 2011. |
| Exhibit #4. | Letter submitted by Kathryn Bonzo January 21, 2011 |
| Exhibit #5. | Letter submitted by Mary and Steve Ullrich on January 28, 2011 |
| Exhibit #6. | Letter submitted by Larry and Carol Grupp on January 28, 2011 |
| Exhibit #7. | Letter submitted by Larry and Carol Grupp on February 1, 2011 |

RECEIVED

JAN 21 2011

LATAH COUNTY

January 18, 2011

Latah Co. Dept. of Planning and Building
Latah Co. Courthouse, Rm. 205
P.O. Box 8068
522 A. Adams
Moscow, Idaho 83843

Dear County Planners,

This is a letter of support for the Conditional Use Permit requested by Paradise Ridge Challenge Course located on Paradise Ridge.

As a teacher of 4-6 graders at Palouse Prairie School, the kids and I have been able to benefit greatly from team building and outdoor activities, as well as, camping overnight at the ridge. Dave Port and Keith Haley have taken great care of the land and homestead. Their attention to keeping the property in beautiful condition, preserving its scenic features and enhancing the land with artful imagination while making it available for others to appreciate and use, is truly unique. The close proximity to town gives so many options for wilderness, recreational, and academic experiences. This slice of Paradise Ridge is a special part of the region and their work on it has made it even more valuable.

Thank you,



Kathryn Bonzo
Teacher, Palouse Prairie School of Expeditionary Learning
1500 Levick Street
Moscow, Idaho 83843

LCZC Hrg: CUP 830
Applicant: Port/Haley
Exhibit #: 4
Date: 02/16/2011

RECEIVED
JAN 28 2011
LATAH COUNTY

To: Latah County Department of Planning and Building

From:  Mary and Steve Ullrich, 1133 Paradise Ridge Road, Moscow, ID 83843

Re: Paradise Ridge Challenge Course Application for Conditional Use Permit

Date: January 26, 2011

We reside on Paradise Ridge, directly west of the property where the Paradise Ridge Challenge Course is located. We wish to write in support of granting a Conditional Use Permit for this enterprise.

From our personal experience and witness to various activities that have been possible through the Paradise Ridge Challenge Course, we believe that this is of great value to our community. It has already benefited several groups, and over time will strengthen community and trust among formal and informal classes, groups, teams, and organizations, including school children, scout troops, university students, families, and corporate and public employees, affecting children, adolescents, and adults. This kind of enterprise's whole purpose is to bring about positive affects in individuals and groups, thus benefiting society as a whole. Furthermore, Keith Haley is a skilled and talented counselor, who inspires trust and positive relationship building..

As neighbors to the site, we are happy to have this beautiful property enjoyed in this way. There has been no negative impact on the land or on us as close neighbors. Thus, we fully support the granting of a Conditional Use Permit to the Paradise Ridge Challenge Course.

LCZC Hrg: CUP 830
Applicant: Port/Haley
Exhibit #: 5
Date: 02/16/2011



January 27, 2011

Latah County Department of Planning & Building
Latah County Courthouse Room 205
Box 868
525 S Adams
Moscow, ID 83843

Dear Planning and Zoning Commission:

We are reliably informed that our good and great neighbors and friends, David Port and Keith Haley, are being required to seek permission of your commission for their Paradise Ridge Challenge Course. This course comprising a much-needed therapeutic intervention program for our region.

As the nearest neighbor, we would like to explain the fact that we have absolutely no objection to their activities on their property and urge that this matter be handled in the most expeditious and cost-effective manner as possible, completely in Mr. Port and Mr. Haley's favor.

Thank you for the opportunity to express our support for this project.

Regards,

Larry and Carol Grupp
1115 Paradise Ridge Rd
Moscow, ID 83843

cc: David Port
Keith Haley





Paradise Ridge Road / P.O. Box 8032
Moscow, Idaho 83843 / (208) 882-0446

RECEIVED
FEB 01 2011
LATAH COUNTY

January 30, 2011

Latah County Zoning Commission
Latah County Courthouse
Box 8068
Moscow, ID 83843

Regarding CUP # 830 – David Port & Keith Haley Conditional Use Permit

Dear Commissioners:

Thank you for acknowledging receipt of our letter of support for this project.

Unfortunately we will be out of town February 16 at the time of the public hearing regarding Mr. Port's and Mr. Haley's request for a conditional use permit for the Paradise Ridge Challenge Course.

As mentioned in our previous letter pertaining to this issue, we are in complete favor of Mr. Port and Mr. Haley doing whatever they wish with their property and urge issuance of the requested permit.

Please read our support into the official record for this matter.

Thank you.

Regards,

Larry & Carol Grupp

cc: David Port
Keith Haley

[Faint, illegible text, likely bleed-through from the reverse side of the page.]



B O O K S ■ B R O C H U R E S ■ A R T I C L E S
MILITARY HISTORY & ANALYSIS ■ OUTDOOR SKILLS & SURVIVAL ■ PHOTOGRAPHY

LCZC Hrg: CUP 830
Applicant: Port/Haley
Exhibit #: 7
Date: 02/16/2011

RECEIVED

FEB 10 2011

LATAH COUNTY

February 7, 2011

Dear Latah County Commissioners:

Please allow me to introduce myself. My name is Eric Nordquist and I am a teacher and coach at Colton School in Colton, WA. I am writing in support of the application being submitted for a conditional use permit by the PALOUSE RIDGE CHALLENGE COURSE. I have had the opportunity and privilege to know Mr. Keith Haley for over three decades now and have worked with him for fourteen years in his capacity as the facilitator of both the Elberton Ropes Course in Whitman County and the PALOUSE RIDGE CHALLENGE COURSE in Latah County. The challenge courses run by Mr. Haley have proven invaluable to Colton School and specifically to each class of Colton 7th graders who participate each fall.

Since 1997 my students have participated in the "two-day" program offered by Mr. Haley. On the first day of the program, they are provided with the opportunity to learn about and practice: 1) teamwork; 2) the communication skills of giving and receiving feedback; and 3) personal and group safety (both physical and emotional safety). Day Two provides wonderful opportunities to attempt physical challenges on their own. One example of these challenges is climbing at least 40 feet into a tree and then sliding down a "zip-line," which has to be over 200 feet long, to the ground. (At this point I should probably add that each participant is securely strapped into a climbing harness during these challenges and that every effort is made to keep each person safe.) In my years working with Mr. Haley I have seen hundreds of children develop greater self-confidence through facing these challenges that they never thought they could conquer. These incredible opportunities, which would be difficult or even impossible to duplicate in my classroom, have been made available through the programs run by Mr. Haley, on the land owned by Mr. Dave Port.

In conclusion, I know that I will continue to support the PALOUSE RIDGE CHALLENGE COURSE into the foreseeable future and I believe that its further development can only be positive for the patrons of Latah County...and beyond. Thank you for considering this letter of support.

Sincerely,



Eric D. Nordquist

Colton School District

Colton, WA

LCZC Hrg: CWP830
Applicant: Port/Haley
Exhibit #: 8
Date: 02/16/2011