

NOTICE OF PUBLIC HEARINGS
BEFORE THE LATAH COUNTY ZONING COMMISSION
Wednesday, April 6th, 2016, 5:30 pm

The Latah County Zoning Commission will hold public hearings on Wednesday, April 6th, 2016, in Room 2-B, Latah County Courthouse, Moscow, Idaho, to receive comments on:

CUP #976 – A request by William and Nancy Darnell to operate an Retreat Center including cabins and rv spaces on a 40 acre parcel. The site is located on Sunset Lane, Potlatch, Idaho in Section 16, Township 41 North, Range 04 West B.M., and is currently referenced as assessor's parcel number RP41N04W210661A.

CUP # 979 –A request by POE Asphalt Paving for a mineral resource development for asphalt batching in an existing mineral resource development owned by Don and Betty Nagle on a 2 acre portion of a 150 acre parcel. The site is located near 5981 Hwy 95 North, Potlatch, Idaho, in Section 01, Township 42 North, Range 05 West B.M., and is currently referenced as assessor's parcel number RP42N05W010011A.

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 hearings to the Planning Dept. These hearings 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, is 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, Senior Planner

(This is a public service announcement only)

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

Public Hearing for Conditional Use Permit #976

Date: April 6, 2016 **Time:** 5:30 pm **Applicant:** William and Nancy Dernell **File #:** CUP 976

EXHIBITS:

- Exhibit #1.** Criteria Worksheet
- Exhibit #1A.** Zoning Map
- Exhibit #1B.** Comprehensive Plan and Vicinity Map
- Exhibit #1C.** Adjacent Property Owners and Aerial Photograph Map
- Exhibit #1D.** Topographic Map
- Exhibit #2.** Application Form (Submitted by Applicant)
- Exhibit #2A.** Applicant's Narrative (Submitted by Applicant)
- Exhibit #2B.** Site Plan and Devolvement Plan (Submitted by Applicant)
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission public hearing for CUP 976 on April 6, 2016.
- Exhibit #4.** Letter from Justine Landes received on March 28, 2016
- Exhibit #5.** Letter from Michelle Ely received on March 30, 2016
- Exhibit #6.** Petition to deny CUP 976 received on April 1, 2016
- Exhibit #7.** Letter from Bret Bennett received on April 1, 2016
- Exhibit #8.** Letter from the Elys received on April 1, 2016
- Exhibit #9.** Letter from Tom and Heidi Davis received on April 1, 2016
- Exhibit #10.** Letter from Lois Blain and Bill Rupp received on April 1, 2016
- Exhibit #11.** Letter from Carol Zweifel received on April 1, 2016
- Exhibit #12.** Letter from Toby Ely received on April 1, 2016
- Exhibit #13.** Letter from Michelle Ely received on April 1, 2016
- Exhibit #14.** Letter from Randy and Gayle Bryngelson received on April, 4 2016

CRITERIA WORKSHEET & APPLICATION SUMMARY

Note: This exhibit 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 via 3.01.03(3) on a 40-acre parcel in the Agriculture/Forest zone.

Description of application:

CUP #976 – A request by William and Nancy Darnell to operate a Retreat Center including cabins and R.V. spaces on a 40 acre parcel. The site is located on Sunset Lane, Potlatch, Idaho in Section 16, Township 41 North, Range 04 West B.M., and is currently referenced as assessor's parcel number RP41N04W210661A.

Facts of application and the information submitted

Site Characteristics:

Size of Parcel: 40 acres
Floodplain: Zone "C"

Land Use and Regulations:

Comprehensive Plan Designation: Rural
Existing Zoning: Agriculture/Forest
Existing Uses: Bare Ground/Forestry
Neighboring Zoning: Agriculture/Forest
Neighboring Uses: Residential/Agriculture/Forest

Infrastructure/Services:

Water: Private Well
Sewer: Private Septic
Access: Sunset Lane
Fire Protection: Potlatch Rural

Applicable Statute, Ordinance, and Comprehensive Plan Sections:

Local Planning Act: Idaho Code 67-6512

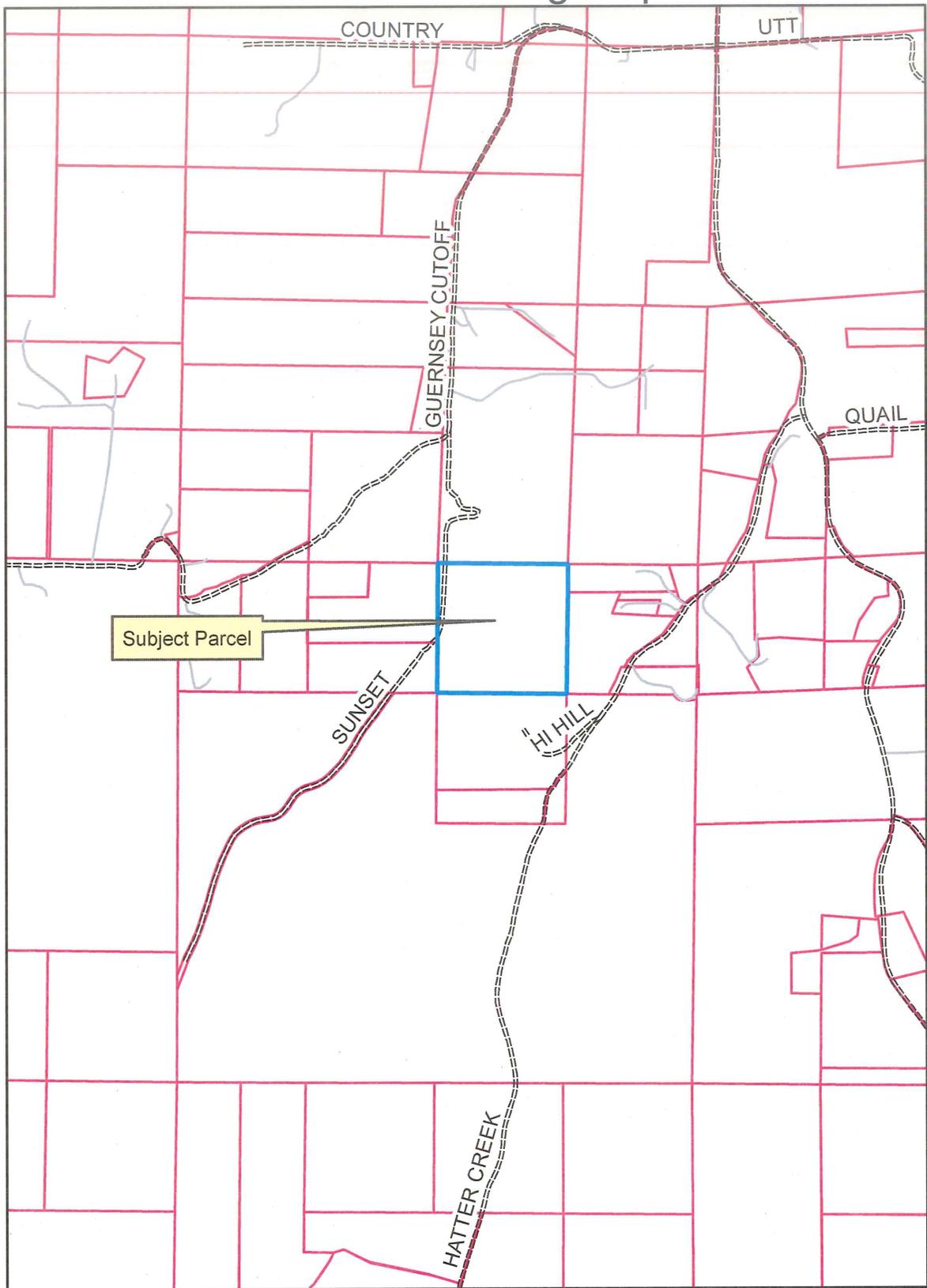
Latah County Land Use Ordinance # 269, as amended:

Section 3.01 Agriculture/Forest Zone
Article 7 Conditional Use Permits
Section 7.01.02 (see exhibit #3)

Latah County Comprehensive Plan

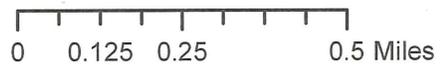
CUP 976 Zoning Map

Planning and Building Department



Note: This document is a representation only. Latah County bears no responsibility for errors or omissions.

Created by: CAB

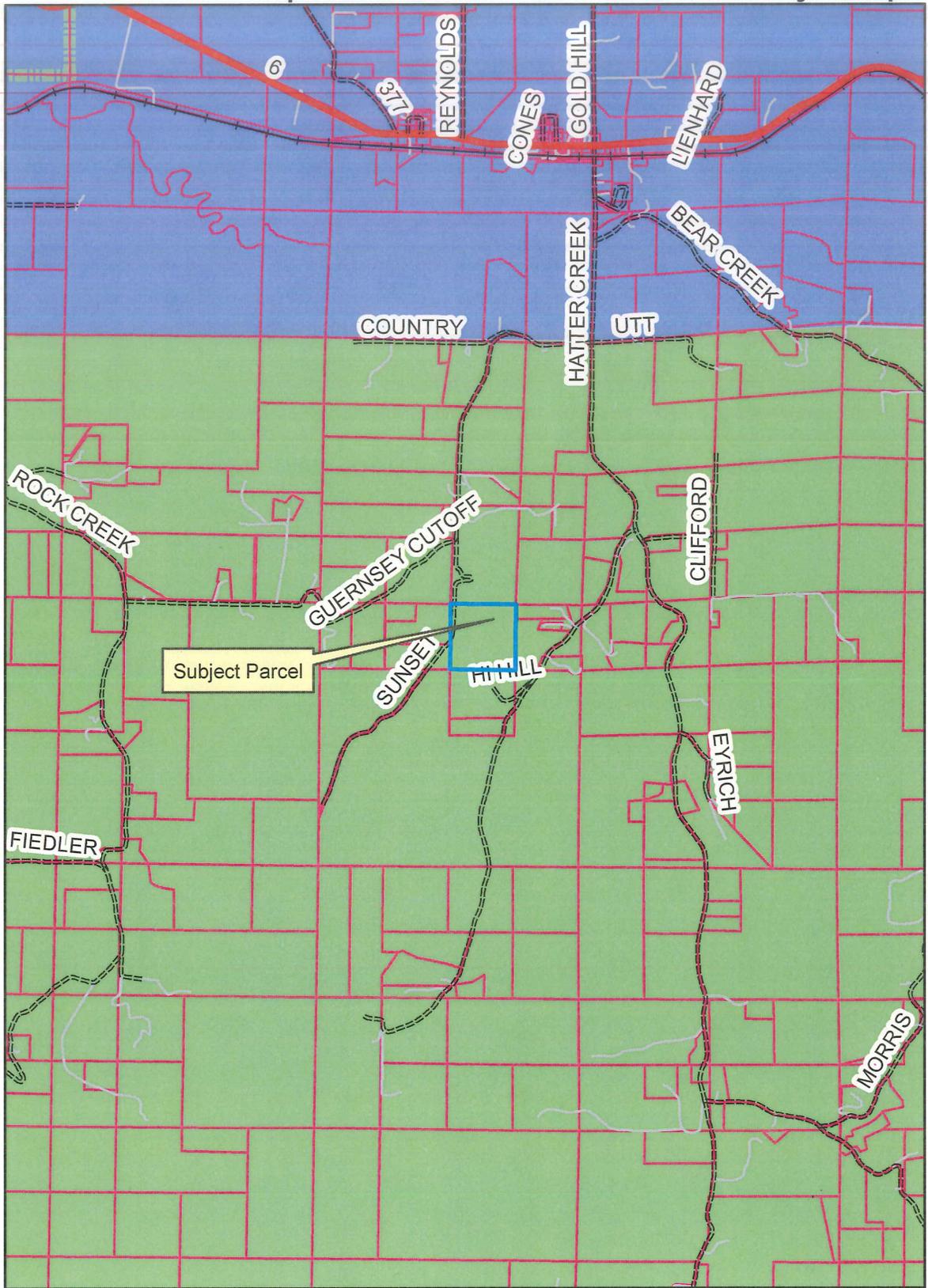


- | | | |
|----------------------|-----------------------------|---------------------------|
| Agriculture Forestry | Motor Business | Rural Residential |
| Commercial | Multiple Family Residential | Single-Family Residential |
| Industrial | Municipality | Suburban Residential |

LCZC Hrg: CUP 976
 Applicant: Dernell
 Exhibit #: 1A
 Date: 04/06/2016

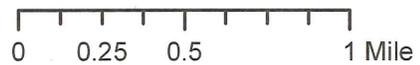
CUP 976 Comprehensive Plan and Vicinity Map

Planning and Building Department



Note: This document is a representation only. Latah County bears no responsibility for errors or omissions.

Created by: CAB

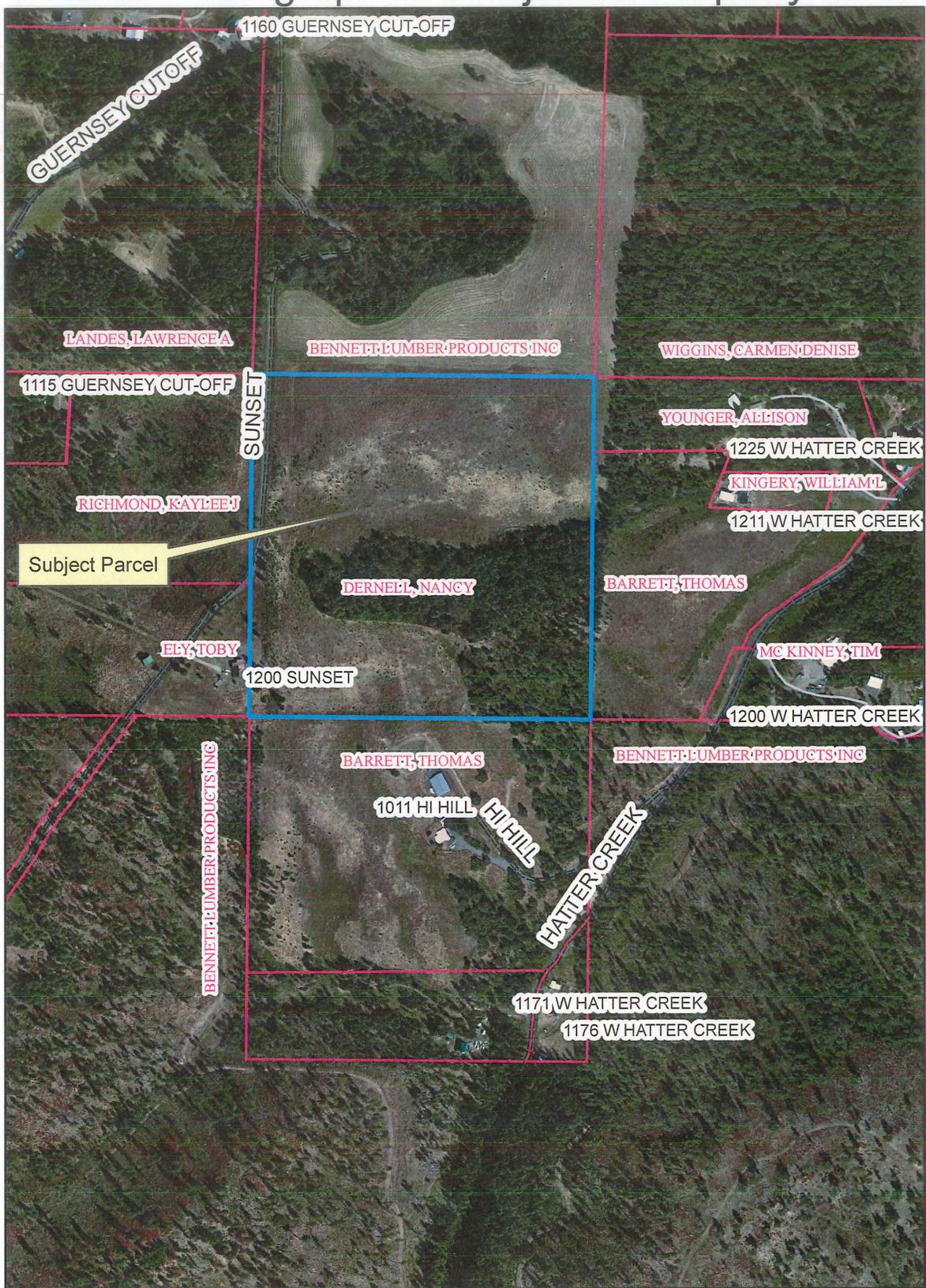


Comprehensive Plan		ICR
		AFR
		AOI
		PRODUCTIVE
		RURAL

LCZC Hrg: CUP 976
 Applicant: Dernel
 Exhibit #: 1B
 Date: 04/06/2016

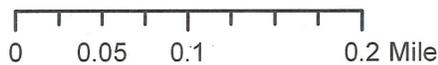
CUP 976 Aerial Photograph and Adjacent Property Owners Map

Planning and Building Department



Note: This document is a representation only.
Latah County bears no responsibility for errors or omissions.

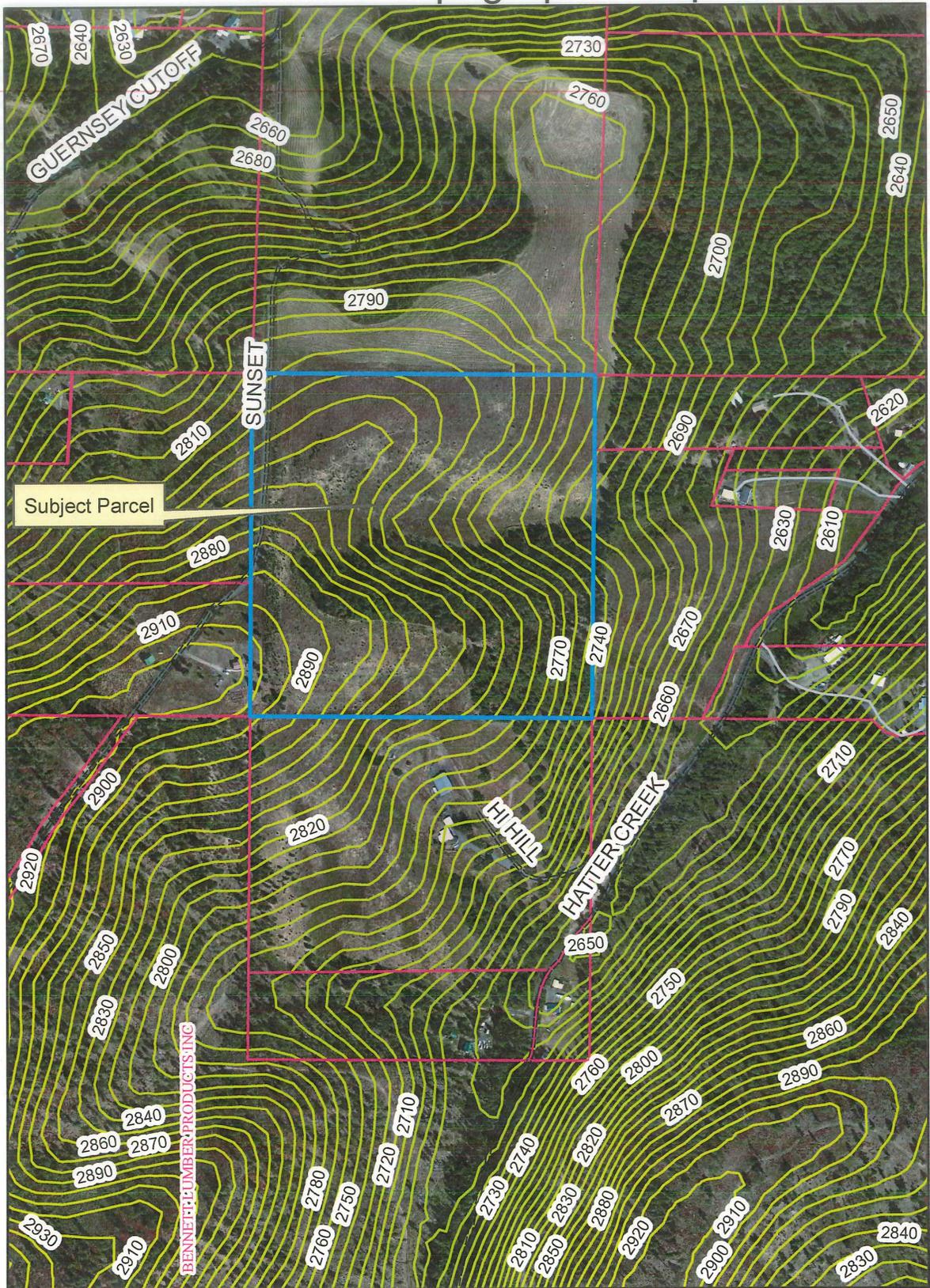
Created by: CAB



LCZC Hrg: CUP 976
Applicant: Dernel
Exhibit #: 1C
Date: 04/06/2016

CUP 976 Topographic Map

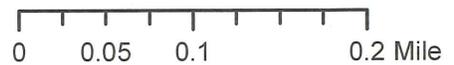
Planning and Building Department



Subject Parcel

Note: This document is a representation only.
Latah County bears no responsibility for errors or omissions.

Created by: CAB



LCZC Hrg: CUP 979
Applicant: Dernel
Exhibit #: 1D
Date: 04/06/2016



Please Save Document Before Filling It Out.
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 William and Nancy Dernell		b. Home Phone / Work Phone 970-217-6917		c. Email ndernell@moscow.com	
d. Mailing Address 1215 Saddle Ridge Lane		e. City Viola		f. State ID	g. Zip code 83872
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) RP41N04W210661A			b. Parcel Address (if applicable) TBD Sunset Lane Princeton 83857		
c. Acreage of Existing Parcel 40	d. Zoning Ag/Forest	e. Comprehensive Plan Designation Rural		f. Floodplain designation(s) NONE	g. FEMA Panel # n/a
h. Is the parcel within an Area of City Impact? <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No.		i. Impact City n/a		j. Road Used to Access Site Sunset Lane	

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
raw land - 17 acres re-growth timber, 23 acres grass (not CRP)

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

a. Fire District Potlatch Rural Fire District	b. Road District North Latah County	c. School District Potlatch #285
d. Source of Potable Water (i.e. water district or private well) private well	e. Sewage Disposal (i.e. sewer district or private septic system) private septic	

4. Adjacent Properties Information

a. Zoning of Adjacent Properties Ag/Forest	b. Existing Uses of Adjacent Properties Bennett lumber, residential, natural land, hay
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5. Permit Information

a. Proposed Use
 Primary residence home and pond on the north portion of the parcel (initial phase). On the south parcel (2 to 5 year plan) - Small ministry retreat — a place to come and “unhook” — to finish writing a book, small retreat for planning purposes, small family reunion. 2 cottages, 2 self contained RV spots, shared space near the pond or at the lower level of the primary residence. Fire pit, horse-shoes, meeting room, mowed paths

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? **3.01.03.3**

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	b. Date
c. Signature of Property Owner (if different than applicant)	d. Date

7. Attachments

All attachments should be reproducible in black and white at 8½" x 11"

- Fee:** (\$300.00) 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 / Zoning Commission for certain proposed uses.

Office Use Only

Date Received 3/1/16	Amount 300.00	Receipt No. 335	By <i>M. Z...</i>
CUR # 976	Date Determined Technically Complete 3/1/2016		By <i>M. Z...</i>
Hearing Date 4/6/2016			

LCZC Hrg: **CUP 976**
 Applicant: **Dernell**
 Exhibit #: **2**
 Date: **04/06/2016**



Conditional Use Permit Narrative Worksheet

Application Information

Applicant's Name

William and Nancy Dernell

Phone Number

970-217-6917

Purpose: To assist the Zoning Commission in making an informed decision regarding the applicant pursuant to the requirements of the Latah County Land Use Ordinance.

Instructions: Please respond to each section of this form. If you need more space, you may attach additional sheets to the worksheet.

Description of Proposal

Describe your proposal in detail. Include all aspects of your proposal.

Phase 1: Primary residence home (walk out ranch log home) and pond on the north parcel (25 acres). Split the property 25/15 – with a building permit per split.

Phase 2: (2 to 5 year plan) Small ministry retreat: Purpose – a place to come and “unhook” – to finish writing a book, to have a small retreat for planning purposes, to have a quiet place for a small family reunion or small wedding. Some personal space and a shared space near the pond or at the lower level of the primary residence. Fire pit, horse-shoes, Frisbie golf, meeting room, mowed paths through woods and on the perimeter of the property.

For the “campground” portion – two guest cottages (HUD manufactured 2 bedroom/1 bath cabins with kitchette) and 2 self-contained RV spaces along a loop road on the south parcel. Would expect guests to stay 2 or 3 days, with a limit of 2 weeks per stay.

Existing Uses of Property

Please describe what uses, structures and features currently occupy the property.

raw land - 17 acres re-growth timber, 23 acres grass (not CRP)

Consistency Requirements

Please respond to each of the three criteria listed in Section 7.01.02 of the Latah County Land Use Ordinance by explaining how your proposal meets each criteria. If the provided space is insufficient, please attach your responses to this packet.

A. The use is not detrimental to the health or 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.

Proposed “campground” land use will seek to preserve and support the natural beauty of the area. RV spots will be self contained, no dumping ground. Pets will be restricted to RV spots and must be on a tether while in the campground to limit interactions with wildlife. Building sites and land improvements will not disrupt present wildlife movement patterns. The addition of the pond will increase habitat for wildlife. Camp cottages and RV spots will be well off the road and shielded from view by natural landscape (within wildfire prevention considerations). Even at maximum over-night capacity (6 persons per cottage and two RVs) there will be minimal impact on vehicular traffic to/from property and on public roads. No hunting within the property boundaries. Quiet time 10:00 pm. No motorized recreational vehicles on campground (for guests). Campfires restricted to provided fire rings only.

B. The use will not require facilities or services with excessive costs to the public.

RV sites are self contained - no dumping. Cottages share private septic and well. Trash removal will be on the same schedule as the primary residence and will be transported to the county road for pickup just like the private residence. Minimal impact on vehicular traffic on the county roads (which are already on a county maintenance plan). Campground driveway is private maintenance.

g. Transportation Element

Even at maximum over-night capacity (6 persons per cottage and two RVs) there will be minimal impact on vehicular traffic to/from property and on public roads. Buildings will be set back from the county road - along the south side of the woods.

h. Natural Resource Element

Woods will be preserved and nurtured. Addition of a pond for run-off water. Mowed paths around perimeter of land and through the woods. Proposed land use will not restrict wildlife movement patterns.

i. Special Areas Element

not applicable - not in a special area designation

j. Hazardous Areas Element

No lodging structures will be in the forested area, and wildfire zones will be maintained.

k. Recreation Element

Proposed use will allow guests to enjoy the natural beauty and quiet of north Latah county.

l. Land Use Element

Proposed use is consistent with the Rural designation of the land.

m. Property Rights Element

not applicable - no plan associated with this proposal will violate property rights of neighboring lands

n. Water Resources Element

not applicable - no existing water on the property to affect Planned addition of pond will benefit local wildlife.

TBD Sunset Lane, Princeton ID 83857 – William and Nancy Dernell

PHASE 1: Primary residence home and pond along similar to the pictures below (log home), and specify/record the property split – with a building permit per split – location shown by the WHITE lines and Xs in the diagram below.

PROW design for the back (south facing)



Front entry with angled garage:



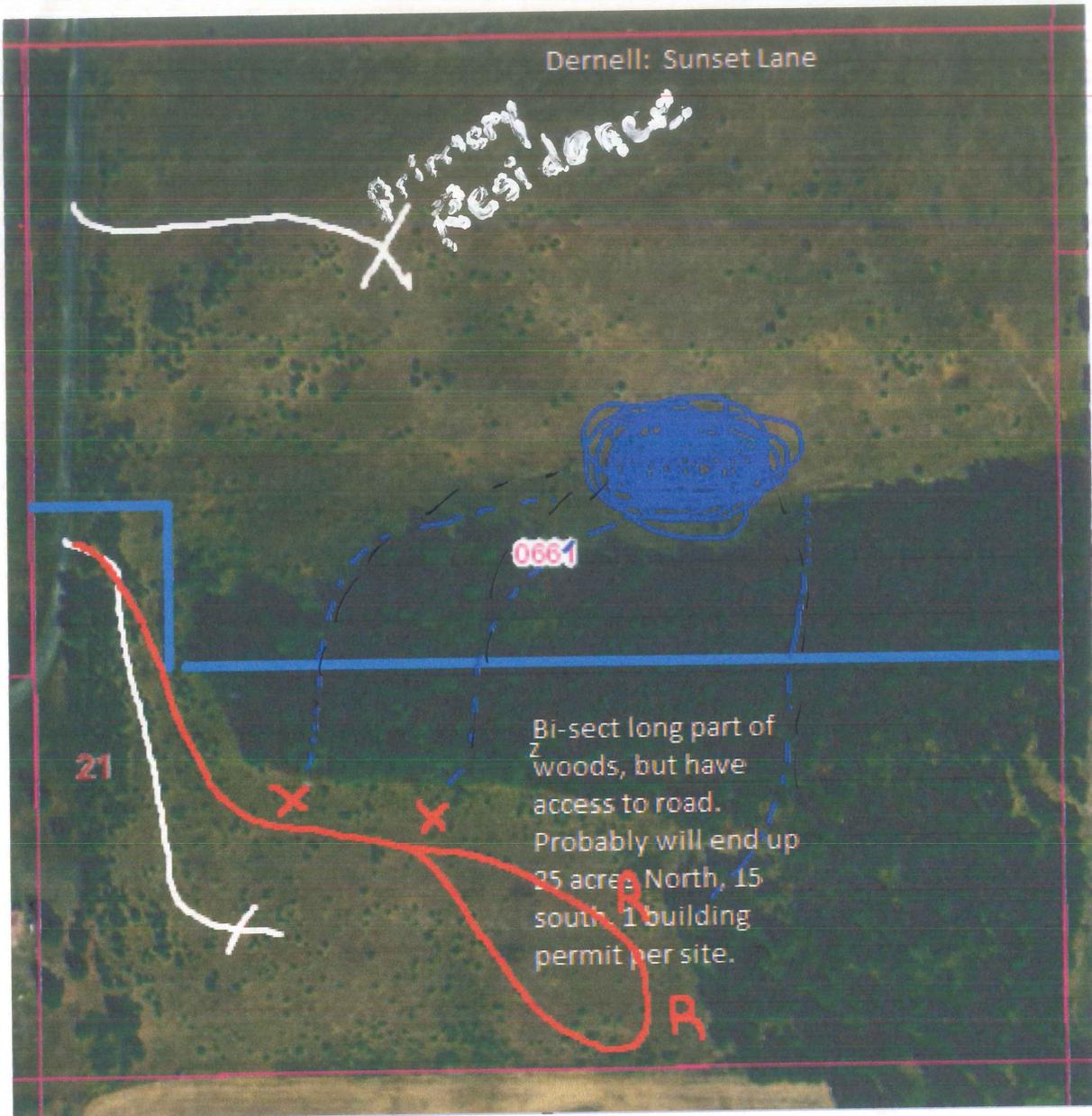
PHASE 2: (2 to 5 year plan after house is built) Small ministry retreat (2 cottages, 2 self contained RV spots) – shown in red on the picture below. **Red X** marks cottage placement (2). **Red R** mark RV spots and **Red line** marks “campground” road. The lower plot building permit site (white X) is not to be built out in this project – but is shown here for future consideration.

Purpose – a place to come and “unhook” – to finish writing a book, to have a small retreat for planning purposes, to have a quiet place for a small family reunion or wedding. Some personal space and a shared space near the pond or at the lower level of the primary residence. Fire pit, horse-shoes, Frisbee golf, meeting room, mowed paths through woods and on the perimeter of the property.

For the “campground” portion - 2 guest cottages and 2 self-contained RV spots:



Pictures are for concept only, actual models may not be as shown. Proposed lake for catching runoff, mowed trails through the woods, two cottages (Red X), and two self-contained RV parking spots (Red R). Cottages will be HUD approved manufactured 2 bedroom cabins delivered to foundations on the site.



For reference – this is our current residence (to sell before the Sunset Lane project begins construction). Our current neighborhood covenants do not allow for any guest cottages or even a bed and breakfast – hence the move to a place where we can work on our vision for the retreat center.



CUP #976 – Staff Introduction

CUP #976 – A request by William and Nancy Darnell to operate a Retreat Center including cabins and R.V. spaces on a 40 acre parcel. The site is located on Sunset Lane, Potlatch, Idaho in Section 16, Township 41 North, Range 04 West B.M., and is currently referenced as assessor's parcel number RP41N04W210661A.

The Latah County Land Use Ordinance, under section 3.01.03(3), lists “Campgrounds and recreational vehicle parks (subject, at a minimum, to the requirements set forth in Section 3.04.02-introductory paragraph and Section 3.04.02.11), golf courses, recreational fields, gun clubs, meeting halls, concert and event venues, outdoor sports training centers, and fairgrounds (subject, at a minimum, to the introductory paragraph requirements set forth in Section 3.04.02).

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. | Criteria Worksheet |
| Exhibit #1A. | Zoning Map |
| Exhibit #1B. | Comprehensive Plan and Vicinity Map |
| Exhibit #1C. | Adjacent Property Owners and Aerial Photograph Map |
| Exhibit #1D. | Topographic Map |
| Exhibit #2. | Application Form (Submitted by Applicant) |
| Exhibit #2A. | Applicant's Narrative (Submitted by Applicant) |
| Exhibit #2B. | Site Plan and Devolvement Plan (Submitted by Applicant) |
| Exhibit #3. | Staff Introduction for Latah County Zoning Commission public hearing for CUP 976 on April 6, 2016. |
| Exhibit #4. | Letter from Justine Landes received on March 28, 2016 |
| Exhibit #5. | Letter from Michelle Ely received on March 30, 2016 |

March 24, 2016

RECEIVED
MAR 28 2016
LATAH COUNTY

Latah County Zoning Commission

Dear members of the zoning commission,

We are writing this letter in response to the public service announcement we received on March 21, 2016, stating the Latah County Zoning Commission will hold public hearings on April 6th regarding **CUP #976**, a request by William and Nancy Dernell to operate a retreat center on Sunset Lane in Potlatch.

We are a retired couple and it would be extremely rare for us to drive at night. That is the reason for this letter. We live below the Sunset Lane property on Guernsey Cut-off. Sunset Lane borders the back of our 40 acre property. We have made this our home for almost 40 years.

We received a letter with photos from the Dernells which explained what they want to do and their vision for the property. We are strongly opposed to any change in the zoning laws that would allow anyone to operate a business of any kind in this area. They state they want to have a small ministry retreat area for the purpose of "unhooking"- "to finish writing a book, to have a small retreat for planning purposes, to have a quiet place for a small family reunion or wedding...near the pond or at the lower level of the primary residence. Fire pit, horse-shoes, Frisbee golf, meeting room..." This tells us it would be considered a business where people would pay to rent a cottage or pay for an RV spot. There are already a number of such sites/facilities within Latah County and some are out in this particular area of Latah County where people can go for various kinds of retreats as well as any of the other purposes mentioned by the Dernells.

There is the wonderful RV Park at the **Historic Potlatch Scenic Six Park**, just a few miles down the road. It is a great place for RVs and has a building that is used for many different kinds of get-togethers, whether they are family reunions, birthday celebrations, wedding receptions, funeral luncheons/dinners, etc. The park has a volleyball area, softball areas, a walking trail as well as other amenities. The people in Potlatch have worked very hard over the years to make the old mill site into an all-inclusive, pleasant place to meet the various needs of people within the community.

Right around the corner from us, about two miles down the road, is the **Princeton Community Center** with a small outdoor meeting area and an exceptional remodeled building that continues to be used for various group gatherings. Recently we attended a luncheon get-together birthday celebration for a 90 year old man.

There is also **Laird Park**, a few miles down the road in Harvard which provides approximately three dozen private sites with tables and fire pits.

There is **Pines RV Park** in Harvard which has a reception hall used for varied reasons, a covered picnic area, volleyball net, a horseshoe place and fire pits.

LCZC Hrg: CUP 976
Applicant: Dernell
Exhibit #: 4
Date: 04/06/2016

There is the **Log Inn** on the edge of Potlatch, across from the cemetery. It is used for various kinds of gatherings.

Many people living in our area have a few horses, some have cattle and for many years we raised sheep. Some people have chickens. Many people have gardens. It is quite common for us, as we walk up Sunset Lane, to see other people walking or jogging. We also see people riding horses. This is the type of area we have lived in for many years.

To establish a retreat area, even if it's free, with cabins and RV spaces seems extremely out-of-character for this area. It's self-centeredness for someone to buy property in an area and give no consideration to how the people in the area live. The proposed cabins, even though they will not look exactly like the pictures, show cabins that look out-of-place. Many people around here live in small houses or trailer homes.

It is obvious the people in the Viola area did not want such a business in the area where the Dernells presently live. We obviously have no right to say no to someone who buys property in this area, but when someone wants to establish a retreat area such as what the Dernells are proposing we are strongly opposed.

Sincerely,

Justine Landes


March 30, 2016

Latah County Court House
Attn.: Planning & Building Department
522 S Adams St
Moscow, ID 83843

RE: Planning Application CUP #976: Sunset Lane, Potlatch, Idaho in Section 16, Township 41 North, Range 04 West B.M. – parcel number RP41N04W21661A

Dear Ms Knott & Latah County Zoning Commission:

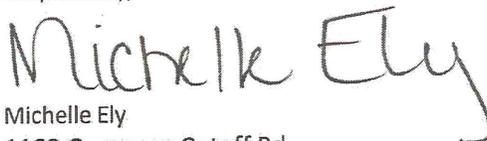
I'm writing in regards to the planning application which would potentially allow for 5 new developments on Sunset Lane here in Potlatch, Idaho. As a close neighbor to this land, I am writing this letter to make a formal objection to the planning application cited above on the following grounds:

- **Loss of Privacy and Safety for my children:** The loss of privacy we will have due to so many people being in such a small area will be tremendous. Every person that would be a guest at this location would pass by my house. The safety and wellbeing of my children is paramount.
- **Visual Amenity:** Right now you can go out on our deck at any time and hear crickets and frogs signing. You can see elk, deer and moose on a daily basis. If this development goes in and they have wedding receptions, family reunions and campers (people and noise year around) like they are proposing our peace and tranquillity will be lost. The way of living for us will be forever changed.
- **Visual Impact:** As the land sits right now it is 40 acres of beautiful farm ground and timber. The visual impact (scale, height and massing) this development would have on the land and the views of neighboring houses would be detrimental. This development would affect the character of the neighborhood drastically. Right now we are all single family dwellings. The proposed development would be over-bearing and very out of character in terms of its appearance compared with existing homes and if allowed would set an undesirable precedent for future developments in our location.
- **Traffic and Safety:** This development would affect the county road safety and the convenience of the road users. As it currently is the road is a county road that gets used by farm equipment, horses, ATV's and the people that live in the area. With this proposal of a wedding/family reunion lodge you are looking at high volumes of traffic that will make our backroad dangerous and congested. This road is already overloaded at times and the increase in traffic this development would add causes great concern for our children playing. Dust generation in the summer would have significant effect on air quality and kids safety.

In conclusion, I would like to say that I moved out into the country because of the reasons listed above, and this new development would alter it substantially. I did not move out here to be surrounded by people from all over that don't understand our way of life. I live where I live because I know and love my neighbors; it is a safe and wonderful place to raise my sons. If this application passes you will take all that away from my family and all of my neighboring families. I'm asking you today to reconsider the location for this planning application on this new development.

If you have any questions, please do not hesitate to contact by any means listed below.

Respectfully,


Michelle Ely
1160 Guernsey Cutoff Rd
Potlatch, Idaho 83855
dandmely@gmail.com
(208) 875-0427

LCZC Hrg: CUP 976
Applicant: Dernel
Exhibit #: 5
Date: 04/06/2016

March 21, 2016

Planning & Building
Latah County
Moscow, Idaho 83843-0568

Re: CUP #976

The area of Guernsey cut-off and West Hatter Creek Rd. in Princeton are made up of single family homes. Many have multiple acres of land which home owners use for animals and farming.

We decided long ago to move here because of the opportunity to have a large piece of land that provides for a quiet neighborhood with the country feeling and lots of wildlife to enjoy. We like it that way and want it to stay that way.

Allowing the Darnell family to build a "Retreat Center" on Sunset Lane goes against every reason we moved here in the first place. We have spent years maintaining our property and helping one another to insure that our neighborhood stays just the way it is. We have no problem with the Darnell's building the house of their choice and living the country dream as we have. But to allow multiple residences, cabins and RV spaces is unacceptable. We neither need nor want the problems that this kind of plan would bring. We do not need a campground in the middle of our peaceful neighborhood that we have worked so hard for. We can only envision the noise, litter, traffic and possible unlawful activity that this commercial business would bring to an otherwise quiet, peaceful residential area, not to mention the added fire danger.

We the undersigned are totally against the building of a Retreat Center, cottages and RV park in this area. We respectfully request that the Latah Zoning Commission reject the request as outlined in CUP #976.

Tom Barnett 1011 HI. HILL LANE PRINCETON	Bobbie Anderson Guernsey Cut-off Princeton
Ray W Seales 1250 W. Hatter creek Princeton	Doris Harris 1051 Guernsey Cut off
Joyce M. Code 1245 W Hatter Creek Princeton, Id.	Milt Moore 1056 E Hatter CK Rd
Swad Rod 1245 W Hatter Creek Princeton, Id	Eugene J. McKinney 1206 GUERNSEY CUTOFF
Cedric C. King 1211 W Hatter creek Princeton	Judith McKinney 1206 Guernsey Cutoff road
Shepherd King 83857 1211 W. HATTER CREEK RD. PRINCETON, ID.	Gary Sweeney 1181 Cut off rd
Jim McKinney 83857 1200 W. Hatter cr. Princeton ID	Lawrence A. Lamb 1119 Guernsey Cutoff Pottatch, ID 83857

LCZC Hrg: CUP 976
 Applicant: Darnell
 Exhibit #: 6
 Date: 04/06/2016

March 21, 2016

Planning & Building
Latah County
Moscow, Idaho 83843-0568

Re: CUP #976

The area of Guernsey cut-off and West Hatter Creek Rd. in Princeton are made up of single family homes. Many have multiple acres of land which home owners use for animals and farming.

We decided long ago to move here because of the opportunity to have a large piece of land that provides for a quiet neighborhood with the country feeling and lots of wildlife to enjoy. We like it that way and want it to stay that way.

Allowing the Darnell family to build a "Retreat Center" on Sunset Lane goes against every reason we moved here in the first place. We have spent years maintaining our property and helping one another to insure that our neighborhood stays just the way it is. We have no problem with the Darnell's building the house of their choice and living the country dream as we have. But to allow multiple residences, cabins and RV spaces is unacceptable. We neither need nor want the problems that this kind of plan would bring. We do not need a campground in the middle of our peaceful neighborhood that we have worked so hard for. We can only envision the noise, litter, traffic and possible unlawful activity that this commercial business would bring to an otherwise quiet, peaceful residential area, not to mention the added fire danger.

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Justine Landes
1119 Guernsey Cut-off
Potlatch, Id.

<i>Russell E. Sorenson</i> 1176 Guernsey Cut-off Potlatch, Id.	<i>Dana Robinson</i> 1221 W Hatter Creek Rd Princeton, ID 83857
<i>Toby Aly</i> 1200 Sunset Lane Potlatch Id. 83855	<i>TROY ROBINSON</i> 1221 W. HATTER CREEK RD. PRINCETON, ID 83857
<i>Donna Sines</i> 240 West Hatter Crk Princeton Idaho 83857	<i>Bennie J. Balison Jr. Brownie Balison Jr</i> 1176 W. Hatter Crk Rd. Princeton ID 83854
<i>Rodney A Sines</i> 240 W Hatter Cr Princeton Idaho 83857	<i>Glenda L Balison</i> 1176 W. Hatter Cr. Rd. Princeton ID 83857
<i>Barbara E. West</i> 1176 W Hatter Creek Princeton ID 83857	<i>Mike West</i> 1014 W. Hatter Creek Rd. Princeton, Id

March 21, 2016

Planning & Building
Latah County
Moscow, Idaho 83843-0568

Re: CUP #976

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<i>Susan Barrett</i> 1011 Ni Hill Lane, Princeton	<i>Steve Austin</i> 1005 W. Hatter Crk Rd. Princeton ID 83857
<i>BRETT BARNETT BARNETT LUMBER PROD INC.</i> 3759 HWY 6 PRINCETON ID. 83857	<i>Kenneth Austin</i> 1093 W Hatter Cr Rd Princeton, Idaho
<i>Roxanna Nagle</i> 1025 Country Lane Pocatello Idaho 83855	
<i>Tommy D Owens</i> 1232 W. Hatter Crk. Rd. Princeton, ID. 83857	
<i>Sandra M Durbin</i> 1232 W Hatter Crk Rd Princeton, ID 83857	

March 21, 2016

Planning & Building
Latah County
Moscow, Idaho 83843-0568

Re: CUP #976

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Diane May
1044 Guernsey Cut off

Gary May
1044 Guernsey Cut off

Louie R. Austin
1070 W Hatter Cr. Rd.

Marilyn Bush
1070 W. Hatter Princeton
Idaho

Bill Rupp & Lois Blair
1090 Guernsey cut off
Pottlatch, ID 83855

Randy & Bryngelsson
1016 Guernsey cutoff
Pottlatch Idaho

Cayle Bryngelsson
1016 Guernsey Cut off
Pottlatch ID 83855

Holly Cliff
1166 Guernsey cut off Broad
Pottlatch, Idaho

March 21, 2016

Planning & Building
Latah County
Moscow, Idaho 83843-0568

Re: CUP #976

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Gary Looney Gary Looney 1171 W. Hatter Cr. Rd. Princeton ID 83857	Diane Looney 1171 W. Hatter Cr. Rd Princeton Id. 83857
Michelle Ely 1160 Guernsey Cutoff Rd Pottlatch Dallas Ely	Scott Barnes 1185 Guernsey Cut Off Rd Pottlatch ID 83855
1160 Guernsey Cut off Rd Pottlatch ID Carol Zornickel 1185 Guernsey Cutoff Pottlatch ID 83855	Tracy Harbuck 1042 Country Lane Pottlatch ID 83855
Tom Davis 1101 GUERNSEY Cutoff Pottlatch ID 83855	Heidi Davis 1101 Guernsey Cutoff Pottlatch, ID 83855
Steve Ely 1166 Guernsey Cutoff Pottlatch Id. 83855	ERIC SORENSON 1169 GUERNSEY Cutoff POTTLATCH ID 83855 Leslie Sorenson 1169 Guernsey cutoff Rd Pottlatch, Id 83855

March 21, 2016

Planning & Building
Latah County
Moscow, Idaho 83843-0568

Re: CUP #976

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We the undersigned are totally against the building of a Retreat Center, cottages and RV park in this area. We respectfully request that the Latah Zoning Commission reject the request as outlined in CUP #976.

Philip Smith

1023 Guernsey Cutoff

Joleen Larson

1058 Guernsey Cutoff

Melissa Smith

1023 Guernsey Cutoff

Mike Regle

1025 Country Lane

(58)

Craig Roberts

1233 Guernsey Cutoff Rd.

Matt Larson

1058 Guernsey Cutoff Rd.

March 31, 2016

Latah County Planning & Zoning Committee
Latah County Courthouse
P.O. Box
Moscow, ID 83843



Dear Sirs/Madams,

I am writing to you in regards to the recent purchase of the 40 acre parcel on Sunset Lane, formerly known as the Lumin property, which borders our Bennett Lumber properties.

I am opposed to this for the following reasons –

- Impacts on neighboring water sources, increased traffic to the area and the potential impacts to property values.
- Access to Bennett Lumber lands are by permit only for hiking, biking, hunting, trail riding and atv/utv riding, etc. With the influx of people that would use this property that are not accustomed to our policies, it would not be possible to fulfill the permitting process.
- Logging will continue on Bennett Lumber properties to ensure the health and regrowth of the timberlands. Replanting will follow the harvest process per our land management plans.
- Fire danger due to campfires and/or open fire pits.
- Unauthorized use of Bennett Lumber properties due to people unfamiliar with property lines.

I, as a large property owner in the area of this property, am fully against this rezoning to commercial from Agriculture/Forestland status.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brett Bennett", is written over a horizontal line.

Brett Bennett
Vice President
Bennett Lumber Products Inc.
P.O. Box 130
3759 Highway 6
Princeton, ID 83857

LCZC Hrg: CUP 976
Applicant: Dernel
Exhibit #: 7
Date: 04/06/2016

To the Latah County Zoning Commission

Concerning CUP #976

We are writing this letter in response to a request by Bill and Nancy Darnell to rezone 40 acres on Sunset Lane.

We live on 35 acres in a single family home at 116 Guernesey Cut Off Road. Please note that our driveway is immediately adjacent to the point where Sunset Lane intersects with Guernsey Cut Off Road. We experience daily the impact of traffic on the two merging roads and have witnessed many near collisions by inattentive drivers.

We purchased this land about 15 years ago and moved from town living. We enjoy target shooting, four wheelers, fishing in our pond, hunting, and most activities that would not be allowed in town. We know almost all of our neighbors and think of them as good friends with similar ways of life. We feel fortunate to have people that we can count on and trust living around us.

The vision the Darnells have for our area is definitely not the vision that 50 plus residents want. I like to think we are mostly safe here but to bring in cabin rentals and camper spots will bring strangers to our area.. We won't know if the people renting are criminals hiding from the law or are sex offenders that cannot rent anywhere else. (Yes, there are many young children living here and visiting). I know that Scenic Six Park in Potlatch has experienced such renters in the past.

The road traffic is another big concern. We already have a lot of traffic and to have more from activities I believe should not be allowed in a country setting bothers me. The Sunset Lane leading up to Darnell's property is steep and very narrow. There is no way a car and a camper could safely navigate parts of the lane.

To rezone this property and allow a business in our non-commercial country life is against every reason we live here. Please don't allow our way of life to be disrupted this way.

Just to be clear, we don't know the Darnells, but would be happy to welcome them into our area to build their home and be our neighbors, but we would not welcome cabins, campers or any business.

Thank you, the Elys

March 24, 2016

Latah County Planning & Zoning Committee
Latah County Courthouse
P.O. Box
Moscow, ID 83843

Dear Sirs/Madams,

We are writing to you in regards to the recent purchase of the 40 acre parcel on Sunset Lane, formerly known as the Lumin property.

It was brought to our attention last evening that this property has been sold. More importantly, that the new landowners have the intention of re-zoning this property to "Commercial" from agricultural/forest land.

First of all, we have no problem whatsoever with someone buying property, building a home and living there with their family on said property in our neighborhood. BUT – We do, however have great issue with bringing commercialization to our backyard. After reading their application, it sounds all fine and good – TO GET STARTED! We can only see this growing in the future. If they want quiet, serene, etc., they need to keep looking as they are moving into a very heavily "recreated" area. There are constantly hunters on foot or in vehicles, or atv/utv's or people can be found sitting in their rifles. This area is basically the foot/base of Moscow Mountain. In addition to hunting a majority of the year, there is the harvesting of grain fields, the processing of hay fields, as well as timber that could be harvested at any time. Just a few of the very reasons that I moved to the country!

There are at least two RV parks within 10 miles of this property as well as two campgrounds with access to many hiking trails, wildlife, fishing and swimming. Also, there are several options within as little as 2 miles for buildings that serve as "halls" with kitchen facilities for receptions, weddings and such.

With bringing into our neighborhood, the type of retreat that they are planning, it is also bringing in the "unknowns" to my backyard. With the opportunity of 3-14 days of "exploring" the area, it will give ample time for other landowners to have their properties explored as well! I moved to this neighborhood 27 years ago from within the city limits for a reason – for the tranquility of country life and no one right on top of me. We raised our family here knowing that they were safe to be able to roam our property, and I still feel that my grandkids would be able to have the same benefit of my investment and life plan from all those years ago.

The idea of this "retreat" moving in brings a lot of concerns to my mind –

1. County Road (Guernsey Cutoff Road) – This county road is fairly well travelled as it is now. It will see an increase in traffic which will lead to additional wear and tear on road system that already tends to be full of washboards and potholes. It will also increase the amount of dust that we have. I now pay yearly for dust control to help with this problem in front of my home. If the county approves this rezoning, it is my opinion that they should then either pay for the dust control for the landowners or pave Guernsey Cutoff Road.

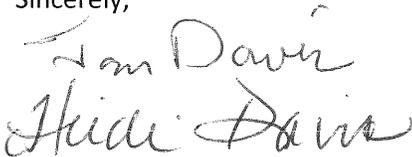
(Sunset Lane) – This county road is 1.5 lanes wide at best with a hairpin corner in the middle of a fairly steep incline. I cannot imagine coming down this hill with my family in a vehicle and meeting a vehicle pulling a 30'+ RV! There is not enough room for this to happen! As I drove up there a few days ago, there was water running down the road and washing a gully down the corner. I am sure any landowner(s) has these same concerns.

LCZC Hrg: CUP 976
Applicant: Dernel
Exhibit #: 9
Date: 04/06/2016

2. Water – Water is very limited on the ridge. It is my understanding that the wells for the existing properties range from .5 gallon to approximately 2 gallons per minute. Where is the water going to come from for a pond, main home, cabins and RV hookups? How can it not affect the existing homeowners and their water supplies?
3. Property Values – I was told that it will not affect my taxation values of course, but what about the resale value? We built a new house with the intention that it is our forever home and will be our family's inheritance for generations to come. What if we need to or want to sell our home/property and the value is no longer there for us to recoup our investment due to the inability to sell with a commercial property in my backyard?
4. Respecting property lines – We have had issues in the past and most generally, our property is posted "with written permission only". We now have horses that roam our property as well as the moose, elk, deer, bear and coyotes. We enjoy this aspect of country living. With others that are "guests of the retreat", the boundaries would be next to impossible to determine, unless all properties are fenced or the like.
5. Noise – If they are looking for tranquil & serene, this is not the area for that was stated earlier.
6. If they have tried to do this in other areas, and it has not been allowed, why would our area want it in our backyards? There are reasons that it hasn't worked in the other locations that they have tried to develop in.
7. One of the biggest issues that I have with this is that they will be bringing people to this property "from out of the area". How do we know that these guests are not criminals that are not registered with our law enforcement agencies (if needed). We have families with children in our neighborhood and I would hate to have an issue that would put any of these innocents in harm's way. At this point, we know our neighbors and feel very safe in our homes and properties.
8. As I mentioned before, we feel that allowing this request to be developed on this property, is just the beginning as to what it could/would be expanded into.

We are completely against the cottages, RV spaces and retreats portion of this re-zoning, CUP application.

Sincerely,

Handwritten signatures of Tom and Heidi Davis in cursive script.

Tom & Heidi Davis

Residing at:

1101 Guernsey Cutoff Road

Potlatch, ID 83855

April 1, 2016

From: Bill Rupp and Lois Blair
To: The Latah County Zoning Commission

Subject: CUP #976

As recent (7 years) residents of the Guernsey Cut Off area (1090 Guernsey Cut Off) we purchased our home and property for one simple reason; it is where we wanted to live. The multiple requirements included; peace and quiet, neighbors with a similar attitude toward country living, enjoying the beautiful setting made by our creator and the lack of noise and congestion associated with the commercialization of city life.

We oppose the request by the Darnells to rezone our Agriculture/Forest Land area to Mulch-Family/Commercial. The prospect of increased traffic on our already sometimes congested county road, people entering the area for short duration visits with no knowledge of property boundaries or land use arrangements, potential noise attenuation, etc. cause us much concern. As I initially stated, our reason for living here does include the commercialization of the area in any form or fashion.

The Darnell's reason for buying the property is their business as long as it doesn't disrupt or alter the neighbor's reason for living here. Such zoning change that they are requesting would do just that. We request that any change to the current designation by their proposal be resolutely and completely denied.

Thank you for listening,



Lois Blair



Bill Rupp

LCZC Hrg: CUP 976
Applicant: Darnell
Exhibit #: 10
Date: 04/06/2016

March 30, 2016

Latah County Zoning Commission,

I am writing in regards to William and Nancy Dernel's application for a conditional use permit for the assessor's parcel, number RP41N04W210661A.

I am opposed to this conditional permit based on the consistency requirements (Section 7.01.02, Latah County Land Use Ordinance) of the proposed use not being detrimental to the health or safety of those in the surrounding area and not requiring excessive costs to the public.

Access to this area is by Sunset Lane. This is a single-wide road, with a switch back and no pull out areas. Phase 2 of the proposed plan includes parking for larger self-contained RVs and a ministry retreat for reunions and weddings. A single-wide road, without pullouts does not meet the need for two way traffic during reunions or weddings. In addition, emergency vehicle access will be delayed with opposing traffic. Costs would be incurred by the public to improve the road to meet these safety needs.

Thank you for the opportunity to express my opposition to granting this conditional use permit.



Carol Zweifel
1185 Guernsey Cut Off Road
Potlatch, Idaho 83855
208-875-1191

LCZC Hrg: CUP 979
Applicant: Dernel
Exhibit #: 11
Date: 04/06/2016

RECEIVED

MAR 31 2016

LATAH COUNTY

March 30, 2016

Planning & Building

Latah County

Moscow, Idaho 83843-0568

Re: CUP #976

Dear Planning and Zoning Commissioners,

I am writing this letter concerning the pending conditional use permit for William and Nancy Dernel (CUP # 976). I live at 1200 Sunset Lane, bordering the Dernel's recently purchased property. I have worked very hard to find a quiet place in the country to call my home and I would like to keep it a quiet place. According to the proposed site plan, it appears the driveways for the campground and RV spots are very close to our bordering property line. This will increase the traffic levels directly next to my house.

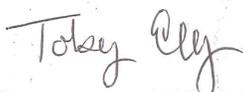
Available water is also an issue with their proposed retreat. My well is only tested at 2.5 gpm, which is a common within the neighborhood. The already established wells do not have an abundance of water so there is a possibility of losing water with each newly drilled well. This is concerning to me and the neighbors because the proposed retreat center will use more water than a typical single family residence. I have enclosed a list from the Idaho Department of Water Resources highlighting the neighboring wells around the proposed retreat.

Sunset Lane is a steep primitive county road with a bad switchback. In my opinion, the road is not wide enough through the switchback to safely pull RV's up and down to the proposed campground and RV spots. This could cause a safety issues for anyone that will be coming up or down the road at the same time as a RV. Latah County Planning & Zoning and the Dernel's sent out letters to some of the neighboring property owners with a proposed plan of their retreat center however I (the closest neighbor) did not receive anything from either. I would not have known about their proposal if it wasn't for the neighbors letting me know, even though I will be directly affected by the proposed retreat.

The above reasons are why I am against the Dernel's proposed retreat center. The Dernel's have every right to build their dream home on Sunset Lane but as for conditional use permit they are asking for I respectfully ask the Latah Planning & Zoning to decline their request.

Sincerely,

Toby Ely



LCZC Hrg: CUP 979
Applicant: Dernel
Exhibit #: 12
Date: 04/06/2016

1200 Sunset Lane Toby Ely's House

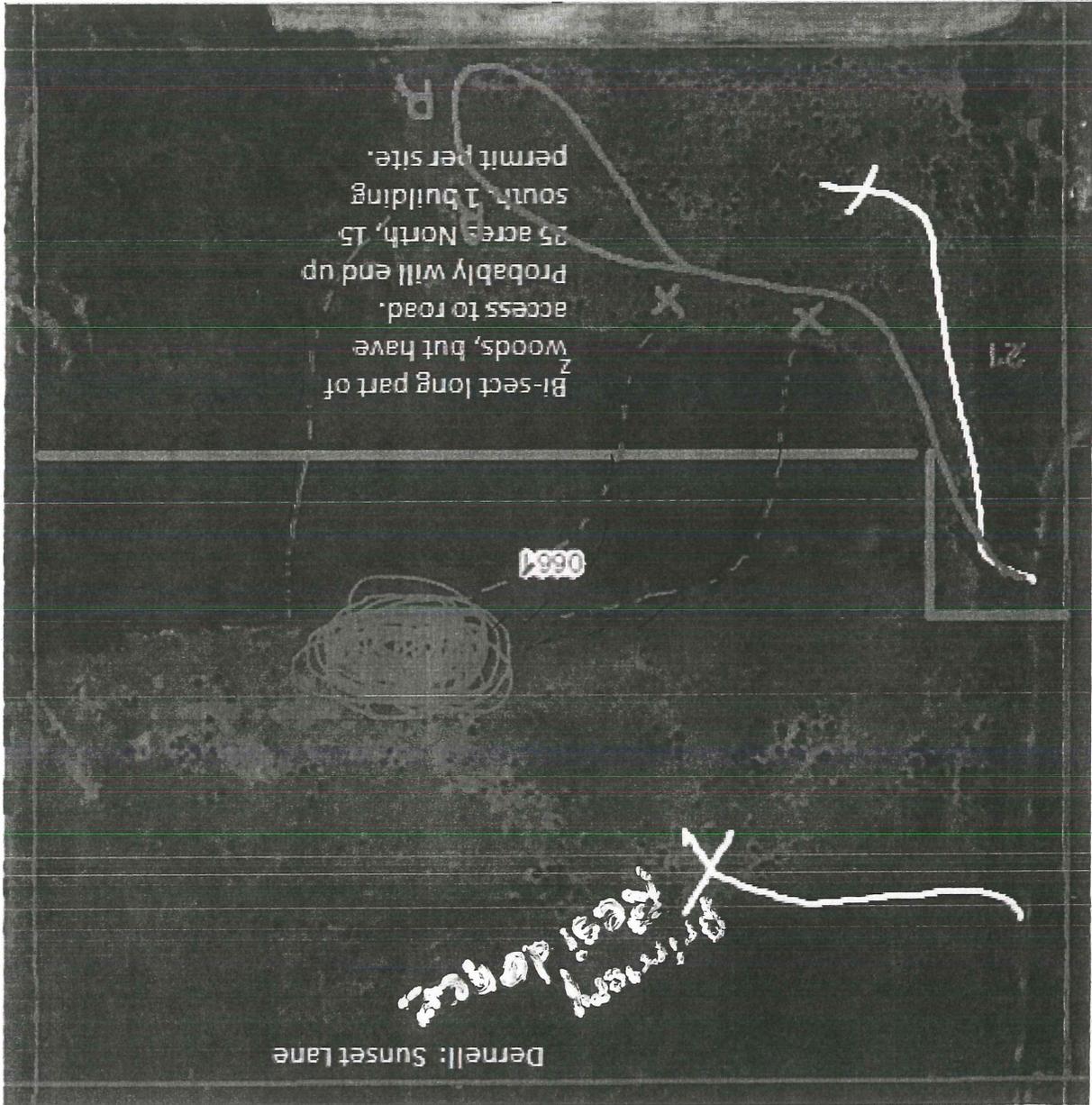
Google earth

feet
meters

1000

500





1200
Sunset
Lane
Toby
Elm





Well Construction Search

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[Contact Us](#)

Click on column headers to sort displayed data.

Well Information Summary...12 well(s)

Doc	Contact	D-Tag	Const. Date	Total Depth	Address	Drilling Co.	Twp	Rng	Sec	Tract	Sub	Lot	Blk	Use	Csg. Dia.	Static GPM	Water Level
Well Log	WANDA BALISON (Owner/Operator), BROWNIE BALISON (Owner/Operator)	D0067646	7/12/2014	300	1176 W HATTER CREEK RD	BRETT UHLENKOTT DRILLING LLC	41N	04W	21	SWNE				Domestic- Single Residence	6	40	
Well Log	JOHN CARPENTER (Owner/Operator)	D0033444	1/16/2004	425	1221 W HATTER CREEK RD	TWO U DRILLING LLC	41N	04W	21	NENE				Domestic- Single Residence	6	0.75	12
Well Log	WENDY JENSEN (Owner/Operator), JOE JENSEN (Owner/Operator)	D0003838	5/13/1998	350	W HATTER CR RD	TWO U DRILLING LLC	41N	04W	21	NENE					6	2.5	33
Well Log	FRANK JONES (Owner/Operator)		8/1/1979	373		RAY MC PHERSON WELL DRILLING	41N	04W	21	NENW					6	2.5	248
Well Log	MARLENA JONES (Owner/Operator)	D0058311	10/1/2010	325	2149 GURNSAY CUTOFF RD	BRETT UHLENKOTT DRILLING LLC	41N	04W	21	NENW				Domestic- Single Residence	6	20	64
Well Log	STEVE JONES (Owner/Operator)		11/30/1993	230	RT 2 BOX 115C	MC PHERSON & WRIGHT DRILLING	41N	04W	21	NENW					8	1	31
Well Log	GARY LOONEY (Owner/Operator)	D0047030	8/31/2006	300	3 MI S PRINCETON	TWO U DRILLING LLC	41N	04W	21	SWNE				Domestic- Single Residence	6	3	30
Well Log	TIM MC KINNEY (Owner/Operator), TIA MC KINNEY (Owner/Operator)	D0028745	8/17/2003	250	1200 W HATTER CRK RD	MC PHERSON & WRIGHT DRILLING	41N	04W	21	NENE				Domestic- Single Residence	8	3	144
Well Log	TIM PETTIBONE (Owner/Operator)		8/19/1972	140		RAY MC PHERSON WELL DRILLING	41N	04W	21	SWNE					8	1	20
Well Log	JOHN ROBERT (Owner/Operator)		9/1/1979	200		RAY MC PHERSON WELL DRILLING	41N	04W	21	NENW					8	0.5	8
Well Log	FAY STUBBS (Owner/Operator)		7/23/1963	256		PHIL OLSON WELL DRILLING	41N	04W	21	NE					6	10	146
Well Log	PAUL A STUBBS (Owner/Operator)	D0003578	3/25/1998	550	SAME	TWO U DRILLING LLC	41N	04W	21	SENE					6	2	120

Dear Mrs.

Re. Planning application XXXX; Sunset Lane Potlatch, ID

This planning application would potentially allow for 5 new developments (house/lodge, 2 cabins housing up to 6 people each & 2 RV spots). This development would destroy the character of the countryside we live in and possibly compromise the safety of it too.

As a close neighbor to this land I am writing this letter to make a formal objection to the planning application cited above on the following grounds:

- **Loss of Privacy and Safety for my children:** The loss of privacy we will have due to so many people being in such a small area will be tremendous. Every person that would be a guest at this location would pass by my house. The safety and wellbeing of my children is paramount. The reason we bought the property we live on is for the country living and privacy.
- **Visual Amenity:** Right now you can go out on our deck at any time and hear crickets and frogs signing. You can see elk, deer and moose daily. If this development goes in and they have wedding receptions, family reunions and campers (people and noise year around) like they are proposing our peace and tranquillity will be lost. The way of living for us will be forever changed.
- **Visual Impact:** As the land sits right now it is 40 acres of beautiful farm ground and timber. The visual impact (scale, height and massing) this development would have on the land and the views of neighboring houses would be detrimental. This development would affect the character of the neighborhood drastically. Right now we are all single family dwellings. The proposed development would be over-bearing and very out of character in terms of its appearance compared with existing homes and if allowed would set an undesirable precedent for future developments in our location.
- **Traffic and Safety:** This development would affect the county road safety and the convenience of the road users. As it currently is the road is a county road that gets used by farm equipment, horses, ATV's and the people that live in the area. With this proposal of a wedding/family reunion lodge you are looking at high volumes of traffic that will make our backroad dangerous and congested. This road is already overloaded at times and the increase in traffic this development would add causes great concern for our children playing. Dust generation in the summer would have significant effect on air quality and kids safety.

In conclusion I want to say I moved to the country to live in the country. I did not move out there to be surrounded by people from all over that don't understand our way of life. I live where I live because I know and love my neighbors; it is a safe and wonderful place to raise my sons. If this application passes you will take all that away from my family and all of my neighboring families.

LCZC Hrg: CUP 979
Applicant: Dernel
Exhibit #: 13
Date: 04/06/2016

Sincerely Yours,

Michelle Ely