

**NOTICE OF PUBLIC HEARING**  
**BEFORE THE LATAH COUNTY ZONING COMMISSION**  
**Wednesday, December 1<sup>st</sup>, 2010, 5:30 p.m.**

The Latah County Zoning Commission will hold a public hearing on Wednesday, December 1<sup>st</sup>, 2010 in Room 2-B of the Latah County Courthouse, Moscow, Idaho, to receive comments on:

5:35 p.m. – CUP # 827 – A request by Ronald Landeck for a conditional use permit to place accessory cottage housing on a 40-acre parcel in the Agriculture/Forest zone. The property is located at 1210 Wallen Road, in Section 06, Township 39 North, Range 04 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP39N04W067805A.

5:40 p.m. – CUP #824 – A request by Ploughshare Institute for a conditional use permit to conduct the following activities on 94.69 acres in the Agriculture/Forest (A/F) zone: school, bed and breakfast, and campground. The property is located at 1311 Brush Creek Rd., Deary, Idaho in Section 30 of Township 40 North, Range 01 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP40N01W307244A.

Interested parties are encouraged to attend. Accommodations for individuals who qualify under ADA are available upon request. Notice is required in the Planning Dept. 3 working days prior to the hearing to acquire accommodations. These hearings will be held pursuant to the Latah County Hearing Procedures Ordinance and under authority of the Idaho Local Planning Act, the Latah County Comprehensive Plan and the Latah County Land Use Ordinance. The Zoning Commission reserves the right to limit the length of testimony. Additional information, including full copies of the proposals, 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 public hearing.

Mauri Knott, Associate Planner

(This is a public service announcement)

## LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

Public Hearing: CUP 824 Date: December 1, 2010 Time: 5:40 pm

Applicant: Ploughshare Institute

File #:CUP 824

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### 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 #1E Photographs of site
- Exhibit #2 Application Form (Submitted by Applicant)
- Exhibit #2A Applicant's Narrative (Submitted by Applicant)
- Exhibit #2B Site Plan (Submitted by Applicant)
- Exhibit #2C Vicinity Map (Submitted by Applicant)
- Exhibit #2D Potable Water Supply Demand (Submitted by Applicant)
- Exhibit #2E Water Right (Submitted by Applicant)
- Exhibit #2F Letter from McPherson & Wright Well Drilling dated May 11, 2009 (Submitted by Applicant)
- Exhibit #2G NCHD Site Evaluation dated May 21, 2009 (Submitted by Applicant)
- Exhibit #2H Letters from Deary Fire Department dated November 1, 2010 (Submitted by Applicant)
- Exhibit #2I Development Agreement with North Latah Highway District (Submitted by Applicant)
- Exhibit #2J Class Examples (Submitted by Applicant)
- Exhibit #2K Application for Water Right (Submitted by Applicant)
- Exhibit #2L Signatures of support of Ploughshare received on September 18, 2010 (Submitted by Applicant)
- Exhibit #2M Signatures in support of Brazos de Dios received on September 18, 2010 (Submitted by Applicant)
  
- Exhibit #3 Staff Introduction for Latah County Zoning Commission public hearing for CUP 820 on December 1, 2010
  
- Exhibit #4 Email submitted by Nels Peterson on September 27, 2010
- Exhibit #5 Letter submitted by Ben and Betty Jo Smith on September 25, 2010
- Exhibit #6 Letter submitted by Marilyn Osterberg on September 26, 2010
- Exhibit #7 Letter submitted by Marilyn Osterberg and Brenda Carlson on September 29, 2010
- Exhibit #8 Letter submitted by Gary and Karen Eggers on October 5, 2010
- Exhibit #9 Email submitted by Darrell and Sharon Davis on October 14, 2010
- Exhibit #10 Letter submitted by Charles and Carol Koehler on October 15, 2010
- Exhibit #11 Letter submitted by Jenny Zorens on October 21, 2010
- Exhibit #12 Email submitted by Lynne and John Embrey on October 25, 2010
- Exhibit #13 Letter submitted by LaNore Parker on October 25, 2010
- Exhibit #14 Email submitted by Judy LaLonde on October 26, 2010
- Exhibit #15 Letter submitted by The Moscow Senior Blind/Deaf Support Group on November 1, 2010
- Exhibit #16 Email submitted by Marilyn Wanner and Peter van Eck on October 28, 2010
- Exhibit #17 Email submitted by Tanya McElfresh on November 17, 2010
- Exhibit #18 Email submitted by Wm. Thompson on November 18, 2010
- Exhibit #19 Email submitted by Carol Wassmuth on November 18, 2010
- Exhibit #20 Email submitted by Melvin Johnson on November 18, 2010
- Exhibit #21 Letter submitted by Floyd Zorens, Jr. on November 19, 2010
- Exhibit #22 Email submitted by Lee and Linda Horning on November 22, 2010
- Exhibit #23 Email submitted by Gordon Hoffman on November 22, 2010
- Exhibit #24 Email submitted by Penny Rice on November 23, 2010

**PLOUGHSHARE INSTITUTE FOR SUSTAINABLE CULTURE  
CONDITIONAL USE PERMIT APPLICATION #791  
STAFF REPORT**

**SUMMARY OF APPLICATION:**

Ploughshare Institute submitted application for a conditional use permit to conduct the following activities on 94.69 acres in the Agriculture/Forest (A/F) zone: school, bed and breakfast, and a campground. The property is owned by AISC, 1311 Brush Creek Road, Deary Idaho. The property is located at 1311 Brush Creek Rd., Deary, Idaho in Section 30 of Township 40 North, Range 01 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP40N01W307244A

The Latah County Land Use Ordinance, under section 3.01.02, lists (10) "schools", (3) "campgrounds", and (12) "bed and breakfasts with no more than four single or double guest rooms", as conditionally permitted uses in the Agriculture/Forest (A/F) Zone.

**Site Characteristics:**

<b>Size of Parcel:</b>	94.69 Acres
<b>Soils:</b>	Santa silt loam, 5 - 20% slopes; Helmer silt loam, 5 - 20% slopes; (Latah County Soil Survey Sheet #29)
<b>Floodplain:</b>	Zones "C" (FIRM Panel #160086 0290B)

**Land Use and Regulations:**

<b>Comprehensive Plan Designation:</b>	Productive
<b>Existing Zoning:</b>	Agriculture/Forest (A/F)
<b>Existing Uses:</b>	Agriculture, Forestry and Residential
<b>Neighboring Zoning:</b>	Agriculture/Forestry (A/F)
<b>Neighboring Uses:</b>	Agriculture, Forestry and Residential

**Infrastructure/Services:**

<b>Water:</b>	Private well and ponds
<b>Sewer:</b>	Private septic system
<b>Access:</b>	Brush Creek Road, North Latah County Highway District
<b>Schools:</b>	White Pine Joint School District
<b>Fire Protection:</b>	Deary Fire District
<b>Law Enforcement:</b>	Latah County Sheriff

**EXHIBITS:**

<b>Exhibit #1</b>	Staff Report
<b>Exhibit #1A</b>	Criteria Worksheet
<b>Exhibit #1B</b>	Latah County Comprehensive Plan and Vicinity Map
<b>Exhibit #1C</b>	Zoning Map
<b>Exhibit #1D</b>	Adjoining Property Owners and Aerial Photograph Map
<b>Exhibit #1E</b>	Photographs of site
<b>Exhibit #2</b>	Application Form (Submitted by Applicant)
<b>Exhibit #2A</b>	Applicant's Narrative (Submitted by Applicant)
<b>Exhibit #2B</b>	Site Plan (Submitted by Applicant)
<b>Exhibit #2C</b>	Vicinity Map (Submitted by Applicant)

CUP #824

*Staff Report for Ploughshare Institute*

1 of

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 1  
Date: 12/1/2010

- Exhibit #2D** Potable Water Supply Demand (Submitted by Applicant)
- Exhibit #2E** Water Right (Submitted by Applicant)
- Exhibit #2F** Letter from McPherson & Wright Well Drilling dated May 11, 2009 (Submitted by Applicant)
- Exhibit #2G** NCHD Site Evaluation dated May 21, 2009 (Submitted by Applicant)
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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:**

Section 3.01            Agriculture/Forest Zone

Section 7.01            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

## Description of application:

An application was submitted by Ploughshare Institute for a conditional use permit to conduct the following activities on 94.69 acres in the Agriculture/Forest (A/F) zone: school, bed and breakfast, and a campground. The property is located at 1311 Brush Creek Rd., Deary, Idaho in Section 30 of Township 40 North, Range 01 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP40N01W307244A.

## 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 (Section 3.01, Latah County Land Use Ordinance)*

The Latah County Land Use Ordinance, under section 3.01.02, lists (10) "schools", (3) "campgrounds", and (12) "bed and breakfasts with no more than four single or double guest rooms", as conditionally permitted uses in the Agriculture/Forest (A/F) Zone.

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

The conditional use permit application was signed by Webb French, the representative for the Applicant, Ploughshare Institute for Sustainable Culture and the Property Owner, AISC LLC. The application was submitted to the Planning and Building Department on September 7<sup>th</sup>, 2010.

*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:**

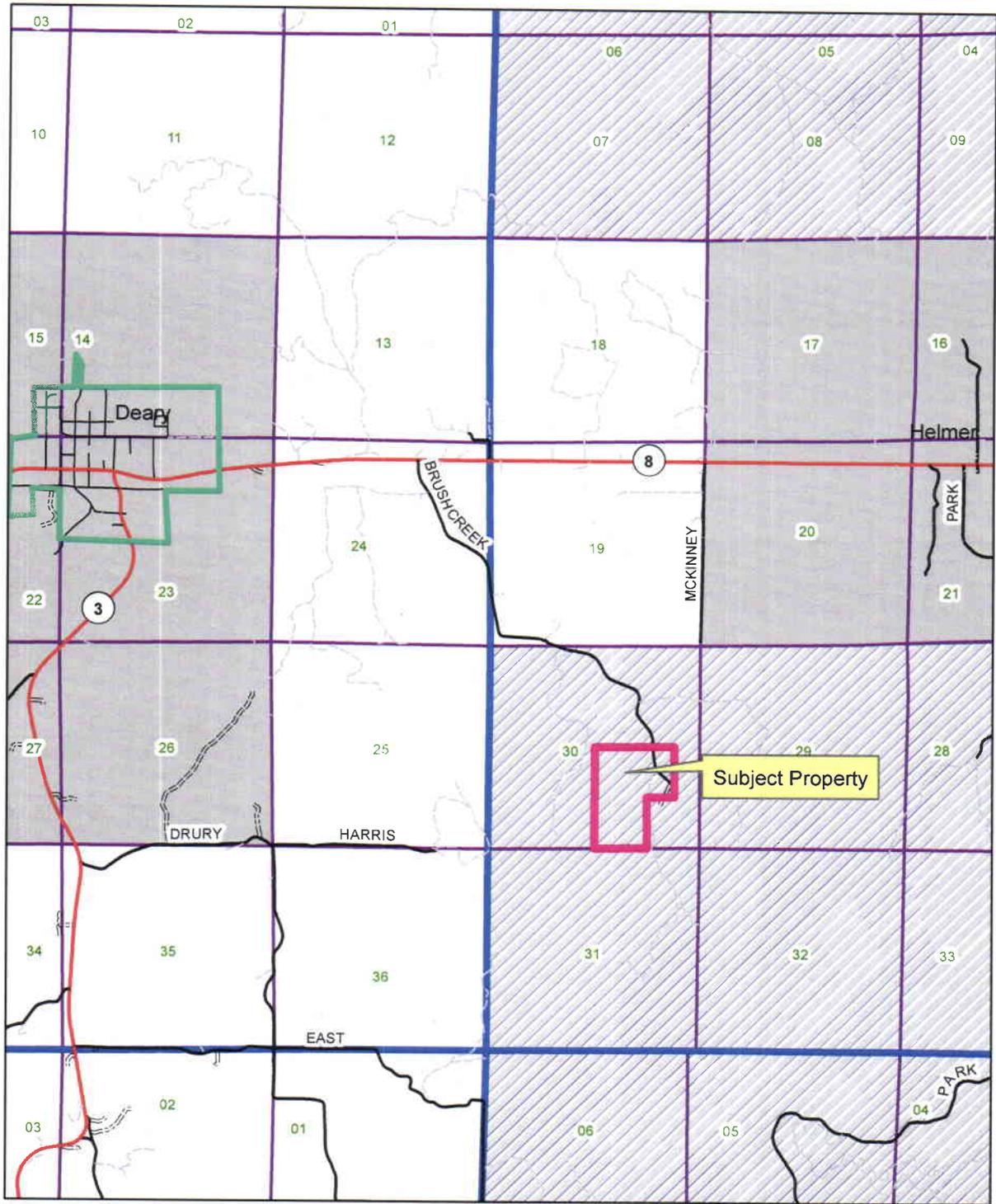
- A. The use is not detrimental to the health and safety of those in the surrounding area and will not otherwise adversely affect permitted uses or the enjoyment of such uses in that zone to any greater extent than a permitted use in that zone;
- B. The use will not require facilities or services with 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 finding of fact and conclusions of law.**

# CUP 824 Vicinity and Comprehensive Plan Map

Planning & Building Department



### Comprehensive Plan

- AOI
- ICR
- PRODUCTIVE
- RURAL
- Subject Property



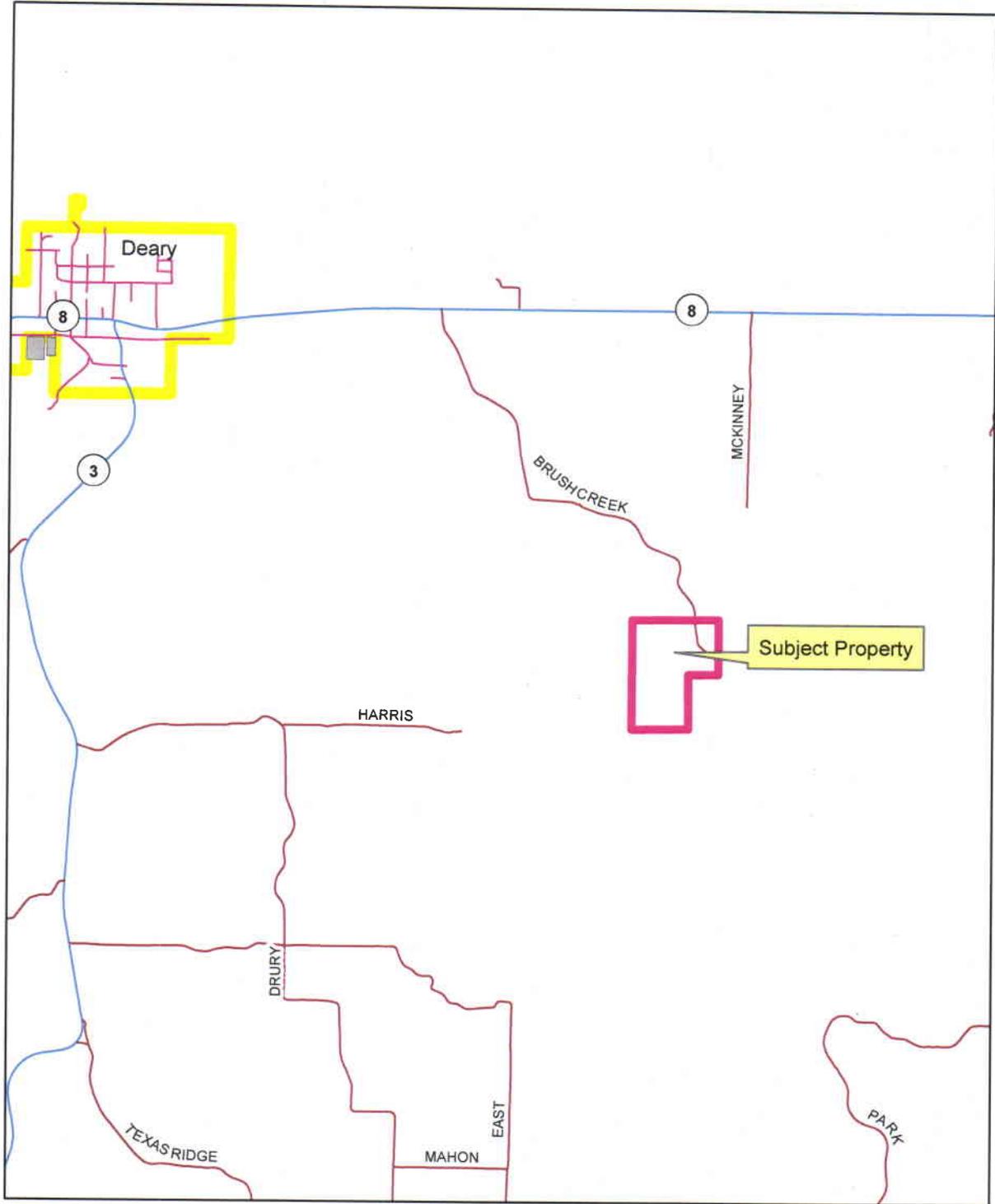
\*Created on 9/24/2010 by MK

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

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 1B  
Date: 12/1/2010

# CUP 824 Zoning Map

Planning & Building Department



**Legend**

Subject Property

**Zoning\_Districts\_2009**

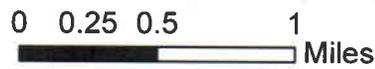
**Surface Transportation**

**ROAD\_TYPE**

- CITY
- COUNTY
- STATE HIGHWAY

**ZONE\_TYPE**

- Agriculture / Forestry
- Rural Residential
- Suburban Residential



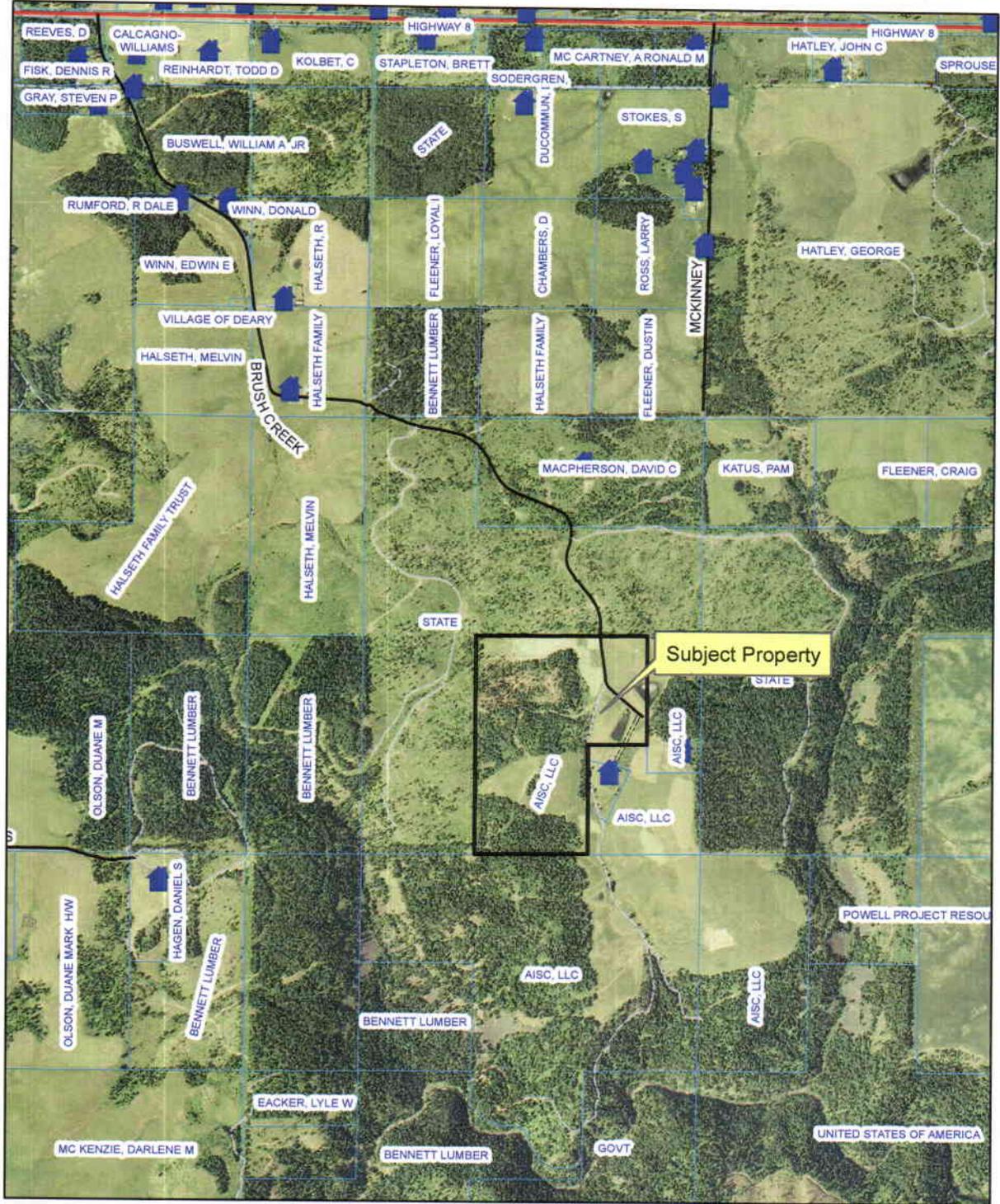
\*Created on 9/24/2010 by MK

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LCZC Hrg: CUP 824  
 Applicant: Ploughshare  
 Exhibit #: 1C  
 Date: 12/1/2010

# CUP 824 Aerial and Adjacent Property Owners Map

Planning & Building Department



**Legend**  
 Addresses  
 Parcels



\*Created on 9/24/2010 by MK

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

LCZC Hrg: CUP 824  
 Applicant: Ploughshare  
 Exhibit #: 1D  
 Date: 12/1/2010

**CUP #824  
Ploughshare**



Existing Driveway—Looking Southeast



West of existing driveway looking South

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 1E  
Date: 12/1/2010

CUP #824  
Ploughshare



Proposed Site looking North



Proposed Site looking South

**CUP #824  
Ploughshare**



Proposed Site



Proposed Site

**CUP #824  
Ploughshare**



Photo taken from West side of property looking Northeast



Photo taken from existing driveway looking Northwest



# 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**

<b>1. Applicant Information</b>			
a. Applicant Name Ploughshare Institute	b. Home Phone 208 877 1118	c. Work Phone 208 877-1600 *	
d. Mailing Address 1311 Brush Creek Rd	e. City Deary	f. State ID	g. Zip code 83823
h. Property Owner (if different than applicant) AISC LLC	i. Home Phone 208 877-1118	j. Work Phone 208 877-1600	
k. Mailing Address 1311 Brush Creek Rd	l. City Deary	m. State ID	n. Zip code 83823
<b>2. General Site Information</b>			
a. Assessor's Parcel Number(s) 7244		b. Parcel Address (if applicable)	
c. Acreage of Existing Parcel 94.69	d. Zoning AF	e. Comprehensive Plan Designation Productive	f. Floodplain designation(s) Zone C
g. FEMA Panel # 1600860290B		h. Is the parcel within an Area of City Impact? <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No.	
i. Impact City		j. Road Used to Access Site Brush Creek Rd	
<b>Note:</b> 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 Ag / Forest			
<b>3. Service Provider Information (please attach additional information if requested)</b>			
a. Fire District Deary	b. Road District NLCHD	c. School District White Pine	
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 system	
<b>4. Adjacent Properties Information</b>			
a. Zoning of Adjacent Properties A/F	b. Existing Uses of Adjacent Properties Ag/Forest Residential		
<b>5. Permit Information</b>			
a. Proposed Use School, Bed and Breakfast, Campground			
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?			3.01.02
<b>Note:</b> 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.			
<b>6. Authorization</b>		<b>7. Attachments</b>	
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.		All attachments should be reproducible in black and white at 8½" x 11"	
a. Signature of Applicant <i>[Signature]</i>	b. Date 9/7/2010	<input checked="" type="checkbox"/> <b>Fee:</b> (\$200.00) Make checks payable to Latah County.	
c. Signature of Property Owner (if different than applicant) <i>[Signature]</i>	d. Date	<input checked="" type="checkbox"/> <b>Completed Narrative Worksheet:</b> See instructions on the Conditional Use Permit Narrative Worksheet.	
<b>Office Use Only</b>		<input checked="" type="checkbox"/> <b>Site Plan:</b> 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.	
Date Received 9/7/2010	Amount 200.00	Receipt No.	By msk
CUP # CUP 824	Date Determined Technically Complete 9/18/2010	By mzk	
Hearing Date Oct. 20, 2010			
		<input type="checkbox"/> <b>Vicinity Map:</b> The map should show the site location in relation to neighboring communities and natural features.	
		<input type="checkbox"/> <b>Assessor's Plat Map:</b> Include a copy of that portion of the map that shows the subject parcel and adjoining parcels.	
		<input checked="" type="checkbox"/> <b>Other Attachments:</b> Required by staff / Zoning Commission for certain proposed uses.	

LCZC Hrg: CUP 824  
 Applicant: Ploughshare  
 Exhibit #: 2  
 Date: 12/1/2010



## Conditional Use Permit Narrative Worksheet

### Application Information

Applicant's Name

Phone Number

**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.

*Please see attached for all responses*

### Existing Uses of Property

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

### 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.**

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

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**g. Transportation Element**

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**h. Natural Resource Element**

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**i. Special Areas Element**

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**j. Hazardous Areas Element**

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**k. Recreation Element**

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**l. Land Use Element**

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**m. Property Rights Element**

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**C. The use is not in conflict with the goals and policies of the Comprehensive Plan.**

*In addition to your response above, please explain your proposal's consistency with the proceeding elements of the Comprehensive Plan. If a certain element is not applicable to your proposal, please explain why. Please refer to the Latah County Comprehensive Plan for specific goals and policies of the particular elements.*

**a. Community Design Element**

**b. Population Element**

**c. Housing Element**

**d. Economic Development Element**

**e. Public Services, Facilities, and Utilities Element**

**f. School Facilities and Student Transportation Element**

## Conditional Use Permit Narrative Worksheet Responses

We propose to operate a school that teaches sustainable agriculture practices along with artisan skills and crafts. These include cheese making, bread baking, canning and food preservation, organic gardening, soap making, candle making, basket making, pottery, weaving, spinning, knitting, sewing, cross stitching, woodworking, timber framing, boat building, blacksmithing, metal casting, leatherwork, horse farming, animal husbandry and beekeeping. The school will operate from June through September, five days per week, 8am to 5pm. A maximum of 70 students per week (averaging 14 per day) will attend. Classes will range in length from 1 to 5 days. Peak 1 day volume will be limited to 40 students (and their guests if applicable), plus 10 staff. The school will serve on average, 24 breakfasts, 24 lunches and 14 dinners per day, including the 10 staff.

Facilities will include:

- 3 classrooms, 2000 sq ft each.  
Served by a central public bathroom, 200 sq ft, containing 1 men's and 1 ladies' bathroom (2 wc and 2 lav total).
- 1 admin/classroom, 2000 sq ft, containing 1 men's and 1 ladies' public bathroom (2 wc, 2 lav total).
- 1 b&b/lodge, having 4-180 sq ft guest rooms (2 persons max per room), and one caretaker room (180 sq ft), (2 persons max), and shall be 2800 sq ft total. Each guest room shall have it's own private bathroom (wc, lav, shower) and the caretaker room will have it's own bathroom (wc, lav, shower) at 50 sq ft each.
- 1 cafeteria, 2000 sq ft, containing 1 men's and 1 ladies' public restroom (2 wc, 2 lav).
- 6 guest cabins, 800 sq ft each, having two 200 sq ft bedrooms, max 4 persons occupancy per cabin. All cabins will be served by an 800 sq ft central bathroom (6 wc, 6 lav, 6 shower) as county ordinances do not permit bathrooms in the cabins.

Only students (and spouses or guests accompanying them) will use the overnight facilities.

10 full time (June through September) staff will operate the school. Except for the caretaker room in the B&B, no staff will stay on-site. Others will stay in existing facilities on adjoining property, not included in the CUP.

While the parcel in consideration is 94.69 acres, pending approval, a 20 acre parcel will be separated out. This 20 acre parcel will be the total area covered by the CUP.

No other events except those directly related to the school and classes will take place on this site. Any workshop, tour or conference would fall under the number of weekly students, (70) that have already been stipulated. No festivals will be held at the school. Festivals, such as what we helped to host last summer at the Nez Perce County Fairgrounds, will be held at those types of venues.

Currently, the parcel consists of roughly 60% timber/scrub and 40% pasture. Included in the pasture portion is a 3-4 acre pond for which we have surface water rights, granted

## Conditional Use Permit Narrative Worksheet Responses

by the Department of Water Resources. There are no structures on the parcel. The parcel abuts IDL property on two sides.

A. The operation of this school will not be detrimental to the health and safety of those in the surrounding area.

Operation consists of low impact agriculture along with classes taught indoors, four months out of the year. Permitted uses, such as "feedlots, dairies ... production facilities, slaughterhouses," "veterinary clinics," and "raising, harvesting, and selling of timber and other forestry" would have equal or greater impact on the surrounding area than this proposal. For example, within a 1/2 mile radius of the proposed school, permitted uses would allow for at least ten, 250 cow feedlots along with residences and other structures to support them. Each of those feedlots could have 5 employees. When the traffic for just one of these feedlots is considered, employees traveling to and from work, feed trucks delivering feed, manure being hauled out and cattle being transported, it is clear that our proposal would not "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 proposed use will not require facilities or services with excessive costs to the public.

The school will maintain its own DEQ compliant water system and septic system. There are no wells on the subject property. Three wells exist on adjoining property, of which one could be utilized for the school, if needed, as the other two supply water to existing homes. The well that could be utilized produces 12 gpm. DEQ and Nancy Becker, from the Health Department, have informed us that we could use the 12 gpm well for supplying the school and cabins if we use it for less than 60 days per year and serve, on average, less than 25 persons per day. We plan to drill another well on the subject property and have filed for a groundwater right with the DWR. This well, when approved, will be installed to public water supply specs.

Power is already supplied to the proposed site and in addition, the facility will utilize alternative energy such as wind and solar, whenever possible. The school has an agreement with the Deary Fire Department to pull water from the pond (which holds, according to DWR figures, approximately 55 million gallons), on the property and has installed a suction line in the pond allowing for this. Additionally, the school will have 4500 gallons of water storage adjacent to the buildings, supplied by a 1000 gpm pump. The water inlet in the pond is 12' below the water surface which will adequately protect it from freezing. The line that brings water out of the pond is buried a minimum of 4' underground which also is below code frost line. The school won't be open during the winter months, but the pump could be activated if needed during that time. Additionally, the school will meet requirements (attached) from the Deary FD for fire suppression and prevention. The school will go beyond those requirements in installing fire sprinklers in the classrooms and lodge. Additionally, Mr. French and two of his sons are members of the Deary FD.

The North Latah County Road District has presented a development agreement (attached) for the project, including the school paying for dust control on the sections of

## Conditional Use Permit Narrative Worksheet Responses

Brush Creek Road not already covered by our neighbors, which the school will fully comply with.

The previous owner of this property had a business with twelve employees who traveled the road daily to and from work, yearly for around ten years. This proposal allows for less travel, given the proposed guest facilities, 3-4 months out of the year.

C. This proposal is not in conflict with the goals and policies of the Comprehensive Plan.

Objective 1 calls for "preservation of agricultural and forest land uses to ensure the continued viability of an agriculture and forest based economy." The core mission of the school is to teach, and therefore further, small scale agricultural and practical skills.

Professional loggers have selectively thinned existing timbered areas to promote the health of these areas. Building will take place on non-productive lands. Agricultural land is preserved and will be utilized as such.

Objective 2 calls for "fostering of other land uses which will help achieve a solid broad-based and sustainable economic foundation." This school will generate increased visitors to Latah County, who will look into the many other interesting recreational, historical and cultural attractions the county has to offer. This will occur, all while preserving this land as agricultural, rather than converting it to residential use.

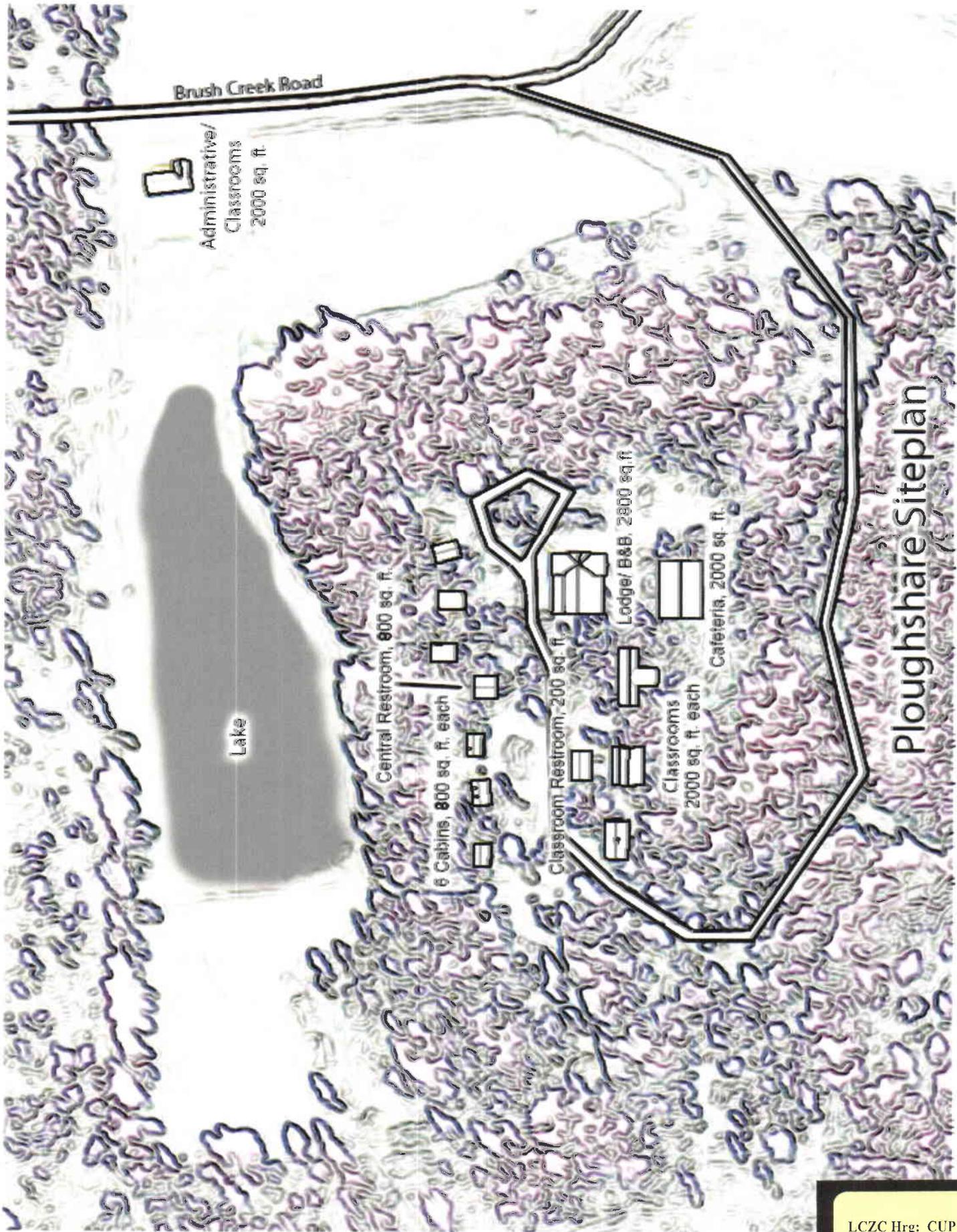
The proposal meets Objective 3 in keeping this property agricultural. No commercial or high density residential use will occur here.

The school promotes the "preservation of the rural character of Latah County," found in Objective 4.

The operation of this school does not violate others' private property rights, as stated in Objective 5.

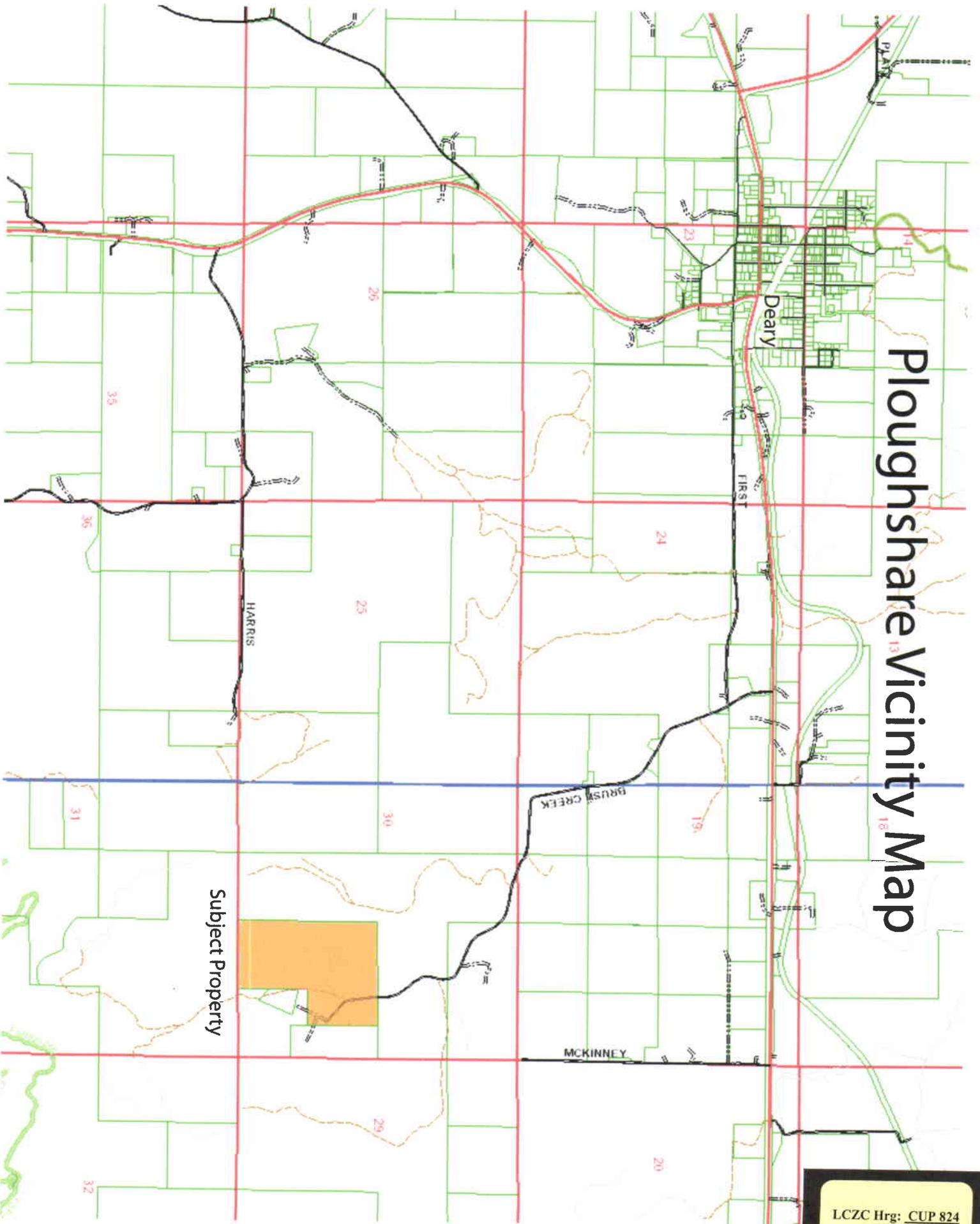
## Conditional Use Permit Narrative Worksheet Responses

- a. While not a commercial nor residential development, this proposal will protect and further existing agricultural land uses and the rural character of Latah County. All construction will be congruent with and "protect the existing character of the surrounding area."
- b. While this is not a high density residential development, all building will be kept in a concentrated area on non-productive land.
- c. All buildings shall be constructed using attractive, high quality methods, such as timber frame and log wall construction, using local resources. Timber frame buildings will be engineered where needed. Energy and resource efficiency are top priorities in all buildings and renewable energy and building methods will be utilized wherever possible.
- d. Agricultural and forestry lands will be protected and utilized as such in a responsible, sustainable manner. The school will provide economic diversification for the area, both in bringing in new visitors to the area who will patronize local businesses and in providing employment to instructors who will have a positive economic influence in the area.
- e. The school will ensure adequate public facilities at minimal cost to the public, while generating tax revenue for the public. As shown in (B), all facilities will be maintained at school expense, while being compliant with state and local agencies. Additionally, the school will pay to help maintain the road, while generating minimal extra traffic. Solid waste will be recycled, where appropriate, and hauled off, where appropriate, at the school's cost.
- f. The proposed facilities will not adversely affect the Deary school system. This is not a residential development. The previous owners hosted numerous school functions on the property, and the school would be open to continuing this, if it wasn't an inconvenience to those living on Brush Creek Road.
- g. Ploughshare has consulted with the North Latah County Road District and has received a development agreement from NLCHD. As already stated, Ploughshare will pay for dust control on those areas of the road not already covered by existing homeowners as per the agreement with NLCHD.
- h. All natural resources will be preserved and utilized in a sustainable way. Ploughshare has already established wildlife habitat preservation areas on the property. Surface collected rainwater and snowmelt will be utilized for non-potable uses to facilitate responsible groundwater usage.
- i. All areas of historic, archaeological, architectural, scenic, biological or geological significance will be preserved and protected.
- j. No building is planned in floodplains or on unstable slopes. A forestry management program has already been put in effect to insure healthy, adequately spaced stands of trees and to minimize deadfall and undergrowth near proposed structures.
- k. While the school wouldn't specifically be deemed a recreational facility, it will provide a resource to area residents.
- l. All productive farm and forestry land will be preserved as such.
- m. This proposal respects the private property rights of all land owners. No part of this proposal infringes upon anyone's private property rights.



LCZC Hrg: CUP 824  
 Applicant: Ploughshare  
 Exhibit #: 2B  
 Date: 12/1/2010

# Ploughshare Vicinity Map



LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 2C  
Date: 12/1/2010

## Potable Water Supply Demand

### Ploughshare Institute for Sustainable Culture

Idaho DEQ Technical Guidance Manual

Uniform Plumbing Code (UPC) Appendix A

Idaho DWR Field Examiner's Handbook

Edward W French, Idaho Plumbing Contractor lic. # PLB-C-13416

**Daily Total Water Usage:** 2370 gallons per day per DEQ Technical Guidance Manual pp. 101-102. Factoring in above mentioned facilities and converting wastewater output to potable water input per Metcalf and Eddy, *Wastewater* 3rd Edition. This was cross checked with the DWR Field Examiner's Handbook, Table 7, p. III-17. There, a boarding school serving 24 students per day (14 students, 10 staff) (don't forget that at least 8 of those staff would not be on-site at night making this a conservative number), would require between 1800 and 2400 gallons per day.

**Available demonstrated water supply:** 12 gallons per minute, per McPherson & Wright drilling report, 6/1994, permit # 86-94-N-0017-000.  $12 \text{ gpm} \times 60 = 720$  gallons per hour.  $720 \text{ gph} \times 24 = 17,280$  gallons per day of available water.

**Summary:** With 17,280 gallons of water per day available and 2370 gallons per day needed, there is a more than adequate potable water supply available. A water supply storage tank will be necessary for peak usage loads. All calculations are figured for all non-potable water, ie fire and irrigation, being supplied through existing surface water. See Idaho Dept. Water Resources Water Permit # 86-11985 171.1 acre feet

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 2D  
Date: 12/1/2010

State of Idaho  
 Department of Water Resources  
**Permit to Appropriate Water**

NO. 86-11985

Priority: September 05, 2008

Maximum Diversion Rate: 0.69 CFS  
 Maximum Diversion Volume: 171.1 AF

This is to certify, that AISC INC.  
 1311 BRUSH CREEK RD  
 DEARY ID 83823

has applied for a permit to appropriate water from:

**Source:** UNNAMED STREAM      **Tributary:** BRUSH CREEK

and a permit is APPROVED for development of water as follows:

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>RATE OF DIVERSION</u>	<u>ANNUAL VOLUME</u>
IRRIGATION	04/01 to 10/31	0.64 CFS	
IRRIGATION STORAGE	01/01 to 12/31		169.5 AF
IRRIGATION FROM STORAGE	04/01 to 10/31		96.0 AF
STOCKWATER	01/01 to 12/31	0.05 CFS	
STOCKWATER STORAGE	01/01 to 12/31		75.1 AF
STOCKWATER FROM STORAGE	01/01 to 12/31		1.6 AF
WILDLIFE STORAGE	01/01 to 12/31		73.5 AF
RECREATION STORAGE	01/01 to 12/31		73.5 AF
FIRE PROTECTION STORAGE	01/01 to 12/31		73.5 AF

**LOCATION OF POINT(S) OF DIVERSION:**

UNNAMED STREAM, NW¼SE¼, Sec. 30, Twp 40N, Rge 01W, B.M., LATAH County

**PLACE OF USE:** IRRIGATION

Twp Rge Sec	NE				NW				SW				SE				Totals	
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE		
40N 01W 30													2.0				3.0	5.0
40N 01W 31	25.0			2.0														27.0

Total Acres: 32

LCZC Hrg: CUP 824  
 Applicant: Ploughshare  
 Exhibit #: 2E  
 Date: 12/1/2010



# McPherson & Wright Drilling Water Wells

2246 Burrell Ave • Lewiston ID 83501 • (208) 743-7295

May 11, 2009

To Whom it May Concern,

Our firm has been consulted as to whether sufficient ground water exists at 1311 Brush Creek Rd. In Deary Idaho, to support a DEQ approved public water system supporting 50 persons per day. Having drilled 3 previous wells at this address and after reviewing the well logs, we find that a new 12 gpm well(having already attained this elsewhere on the property), will more than adequately supply water for the proposed facilities.

McPherson & Wright Drilling

Ted Wright

t

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 2F  
Date: 12/1/2010

# NORTH CENTRAL DISTRICT HEALTH DEPARTMENT

Computer File #: _____	<input checked="" type="checkbox"/> SITE EVALUATION <input type="checkbox"/> SEWAGE PERMIT <input type="checkbox"/> TANK ONLY	SITE EVALUATION Fee Paid: \$ _____ Ck# _____	SEWAGE PERMIT Fee Paid: \$ _____ Ck# _____
Permit #: _____	<input checked="" type="checkbox"/> NEW SYSTEM <input type="checkbox"/> REPLACEMENT	Receipt #: _____	Receipt #: _____
Jurisdiction: <u>29</u>		Date: <u>5-13-09</u>	Date: _____

Name: <u>Edina M. Freni</u>		Address of Property: <u>1311 Branch Creek</u>			
Mail Address: <u>1311 Branch Creek</u>		City: <u>Dallas</u>	State: <u>TX</u>	Zip: <u>75232</u>	County: <u>Lewis</u>
City: <u>Dallas</u>	State: <u>TX</u>	Zip: <u>75232</u>	Township: <u>40N</u>	Range: <u>23W</u>	Section: <u>30</u>
Ph: <u>202-842-1600</u>	Lot: _____	Block: _____	Subdivision: _____	Lot Size: <u>4400</u>	
Parcel #: <u>R190P014237314A</u>		Type of Use: <input type="checkbox"/> Single Family; # Bedrooms: _____; <input checked="" type="checkbox"/> Other <u>Bedroom 4 Room</u> ; Est. gal/day _____			

Water Supply	Sub Prog. Code Number	<input checked="" type="checkbox"/> Gravelless Drainfield	<input type="checkbox"/> Absorption Bed	<input type="checkbox"/> Pit/Vault Privy	<input type="checkbox"/> Intrench SF
<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	232 233 234	<input type="checkbox"/> Gravel Drainfield	<input type="checkbox"/> Steep Slope Drainfield	<input type="checkbox"/> Sand Mound	<input type="checkbox"/> Recirculating SF
<input type="checkbox"/> Well <input type="checkbox"/> Spring	235 236 237	<input type="checkbox"/> Capping Fill	<input type="checkbox"/> 2 Cell Lagoon	<input type="checkbox"/> Intermittent SF	Other

Tank Size: <u>1000</u> gallons	Slope: _____	Critical Setbacks: _____	
Distance From Septic Tank to: Dwelling Foundation: <u>5</u> ft.	Disposal Area: <u>6</u> ft.	Nearest Well: <u>50</u> ft.	
Disposal Area: Effective Area Required: <u>1500</u> sq. ft.	Dimensions: L: <u>40</u> W: <u>3</u> D: <u>22</u> ft.	Distance to Surface Water: <u>NA</u> ft.	
Property Lines: Front: <u>5</u> ft.	Back: <u>5</u> ft.	Side: <u>5</u> ft.	Dwelling Foundation: <u>20</u> ft. Nearest Well: <u>100</u> ft.

No. 1 Test Hole	No. 2 Test Hole	No. 3 Test Hole
<u>0-6</u>	<u>0-5</u>	
<u>6-72</u>	<u>5-72</u>	

Size of absorption system based on Soil Type: \_\_\_\_\_

Site Evaluation:  Approved  Approved with Conditions  Disapproved EHS Initials LMH Date 5/13/09

Comments: 3000 gal/day

**DISCLAIMER:** "Completed site evaluations will remain valid unless regulations change, site conditions change, or the intended use or placement of pertinent improvements change."

The information provided on this application is accurate to the best of my knowledge. I understand that any false statements may result in disapproval of this permit. The subsurface sewage disposal installation must be constructed by the home/landowner or a sewer installer. I hereby authorize the health authority to have access to this property for the purpose of performing the requested services.

Owner \_\_\_\_\_ Contractor \_\_\_\_\_ Other \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Issued By: \_\_\_\_\_ Date: \_\_\_\_\_

Please Note: A permit shall become invalid if the construction is not completed within one (1) year to the date of issuance. A permit may be renewed annually, up to a maximum of four (4) times. There is a \$25 annual renewal fee.

## PERMIT RENEWAL DATES

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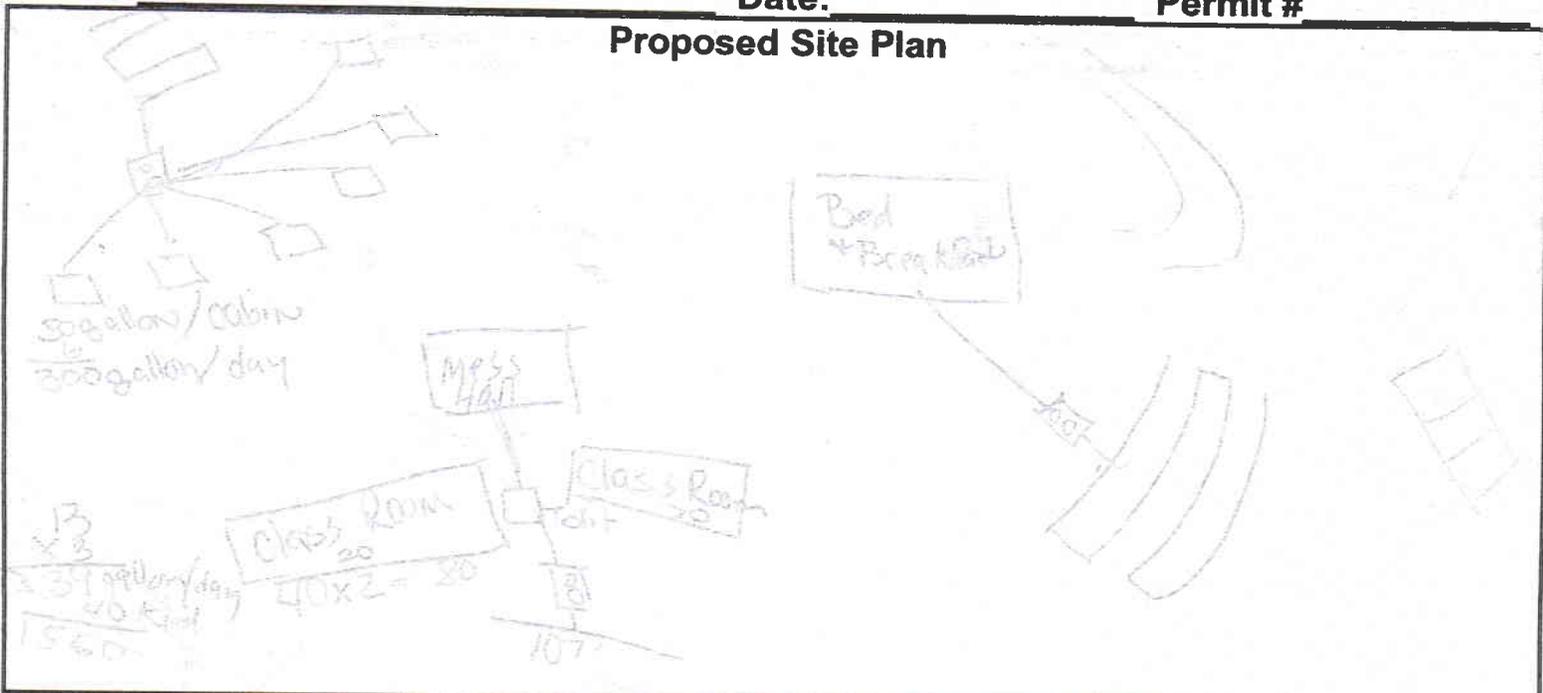
**LCZC Hrg: CUP 824**  
**Applicant: Ploughshare**  
**Exhibit #: 2G**  
**Date: 12/1/2010**

Name:

Date:

Permit #

### Proposed Site Plan



### FINAL INSPECTION

Tank Size:	gallons	Type of Tank:	Depth to Riser/Tank:						
Distance from Septic Tank to:	Dwelling Foundation:	ft.	Disposal Area:	ft.	Nearest Well:	ft.			
Disposal Area:	Effective Area:	sq. ft.	Dimensions: L.	W.	D.	ft.	Distance from Disp. Area to Surface Water:	ft.	
Property Lines: Front:	ft.	Back:	ft.	Side:	ft.	Dwelling Foundation:	ft.	Nearest Well:	ft.
<input type="checkbox"/> Approved		<input type="checkbox"/> Disapproved		Date:	Inspected By:	Installer & #:			

REMARKS:

CALL FOR AN INSPECTION PRIOR TO BACKFILLING

### As-Built

DEARY FIRE DEPARTMENT  
PO BOX 222  
DEARY IDAHO 83823

To the members of Latah County , Planning & Zoning,

On behalf of Mr. French, I feel that we will be able to provide adequate fire protection to his property once the following requirements are met.

1. Completion of roads. (Roads must be 20 feet wide and must be able to support at least 75000 lbs.)
2. Roads that do not loop around must have a truck turnaround.
3. Provide access to all structures. (Must be within 150 feet to a access road)
4. Meet water requirements of 1000 GPM. For smaller buildings. And 1500 GPM for larger ones.
5. Adequate urban interface fire wise defensive spaces.

After visiting Mr. French's, property I feel he has adequate water supply. Also on my visit roads were being built.

THANK YOU



CHIEF TIM JONES

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 2H  
Date: 12/1/2010



Deary Fire Department  
PO Box 222  
Deary, ID 83823-0028  
208-877-1515

November 1, 2010

Subject: Webb French

RECEIVED  
NOV 04 2010  
LATAH COUNTY

Dear sir or madam:

The Deary Fire Department would like to clarify some fire suppression requirements for Webb French's proposed project on Brush Cr Road. Mr. French has been working with the fire department to provide multiple sources of water for our use should any incident arise at his property. He has installed a pond with approximately fifty-five million gallons of water as well as a four thousand five hundred gallon storage facility with a 1000 gallon per minute (gpm) pump attached. The pond is located within three hundred to four hundred fifty feet of the buildings on the property and the storage facility is adjacent to the proposed buildings. The pond will have a fill pipe, per our design, installed at all times and a road that is accessible to all of our equipment throughout the entire year. The storage facility as per our discussion is adequate as it places water at approximately the same distance as a fire hydrant is to a residence within the city limits. In calculating the square footage his buildings, all of these structures require a minimum of 1500 gpm for a minimum of two (2) hours. We feel that Mr. French has adequate water storage and accessibility to meet these requirements should any fire incident occur.

Sincerely,

Tim Jones

Fire Chief

Deary Fire District

This Development Agreement is being entered into this 8<sup>th</sup> day of Sept, 2010 by The Ploughshare Institute for Sustainable Culture (Ploughshare) – parcel numbers RP40N01W307204A, RP40N01W307244A, RP40N01W309254A, RP40N01W309494A, RP40N01W310005A and RP40N01W323101A – and the North Latah County Highway District (NLCHD).

Should Ploughshare be granted a conditional use permit (CUP) the District will require the following conditions:

1. Ploughshare participate in dust control between what is already done by property owners to the north end of Brush Creek road toward Highway 8, and should it be deemed necessary Ploughshare agrees to pay for reapplication;
2. Ploughshare pays for the obtaining of right-of-way from Idaho Department of Lands (IDL) through IDL property and to the cost of widening the road by NLCHD;
3. Ploughshare pays the expenses incurred by NLCHD in the widening of the southern part of Brush Creek Road;
4. Should the Average Daily Trips (ADT) reach 400 per day, Ploughshare agrees to pay to have the northern section of Brush Creek Road paved;
5. The development will comply with all state, local, and federal laws and regulations.

The preceding conditions were set forth by the Board of Highway District Commissioners of NLCHD as a condition for the approval of Ploughshare's CUP.

It is further agreed that this Development Agreement will be recorded with the Latah County Auditor's Office upon approval of the CUP, and that reference to the recordation number of the Development Agreement will be placed as a condition of the CUP, which shall also state that the approval of the CUP is subject to the terms of this recorded Development Agreement. This Agreement shall remain in effect until formally modified or terminated as follows: The Agreement may be terminated or modified by the Board of Highway District Commissioners with the written permission of the CUP applicant if the applicant makes application to amend the CUP and gains approval from Latah County in which case the previous agreement would be substituted with a new agreement.

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 21  
Date: 12/1/2010

This Agreement will be effective upon expiration of the appeal period for the requested Conditional Use Permit.

Signed: [Signature]  
(Ploughshare Institute)

Subscribed and sworn to before me this 5<sup>th</sup> day of September, 2010.

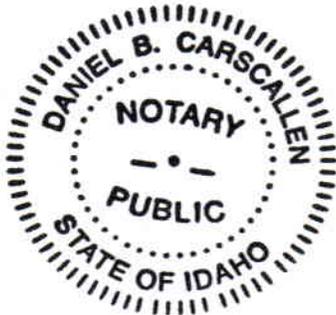
[Signature]  
Notary Public for Idaho  
Residing at: Moscow  
Commission Expires: 06/22/13



Signed: [Signature]  
(North Latah County Highway District)

Subscribed and sworn to before me this 8<sup>th</sup> day of September, 2010.

[Signature]  
Notary Public for Idaho  
Residing at: Moscow  
Commission Expires: 06/22/13



# THE PLOUGHSHARE

## HOMESTEAD CRAFTS & SKILLS WORKSHOPS & SEMINARS Summer/Fall Workshops 2010



### HOMESTEADING SKILLS



Class	Date	Registration	Materials	Total Cost
Backyard Gardening.....	August 28.....	\$ 85.....	\$ 15.....	\$100
Family Cow.....	November 6.....	\$ 85.....	\$ 10.....	\$ 95
Family Goat.....	October 2.....	\$ 85.....	\$ 10.....	\$ 95
Growing Culinary Herbs.....	September 25.....	\$ 85.....	\$ 15.....	\$100
Homesteading Course (3-day).....	October 7-9.....	\$235.....	\$ 25.....	\$260
Horse Farming.....	October 23.....	\$ 85.....	\$ 0.....	\$ 85
Orchards, Vineyards & Berries.....	October 16.....	\$ 85.....	\$ 10.....	\$ 95
Raising Poultry.....	September 4.....	\$ 85.....	\$ 5.....	\$ 90
The Homestead Garden (2-day).....	September 10-11.....	\$160.....	\$ 15.....	\$175

### KITCHEN SKILLS



<b>Bread Making</b>				
Baking Breads.....	July 7..... August 28	\$ 85.....	\$ 25.....	\$110
Sourdough Bread Baking.....	July 8..... October 9	\$ 85.....	\$ 15.....	\$100
<b>Cheese Making</b>				
Soft Cheese Making.....	July 9..... August 13 September 17 October 15 November 6	\$100.....	\$ 30.....	\$130
Hard Cheese Making..... (Prerequisite: Soft Cheese Making)	July 10..... August 14 September 18 October 16	\$100.....	\$ 30.....	\$130
<b>Food Preservation</b>				
Canning & Preserving.....	July 5..... August 7	\$ 85.....	\$ 25.....	\$110
<b>Soap Making</b>				
Soap Making.....	July 6..... August 21	\$ 85.....	\$ 35.....	\$120

### TRADITIONAL WORKSHOP CRAFTS



Basketry--A Market Basket.....	July 10.....	\$ 85.....	\$ 20.....	\$105
Basketry--A Melon Basket.....	September 25.....	\$ 85.....	\$ 20.....	\$105
Blacksmithing, Beginning.....	September 30.....	\$ 95.....	\$ 10.....	\$105
Blacksmithing Basics (2-day)..... (Prerequisite: Beginning Blacksmithing)	October 1-2.....	\$190.....	\$ 30.....	\$220
Pottery: Wheel Throwing.....	July 17..... August 14	\$ 75.....	\$ 25.....	\$100

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #:2J  
Date: 12/1/2010

# FIBER CRAFTS



<u>Class</u>	<u>Date</u>	<u>Registration</u>	<u>Materials</u>	<u>Total Cost</u>
<b>Sewing</b>				
Beginning Sewing—Level I (3-day)	August 19-21	\$220	\$ 35	\$255
Beginning Sewing—Level II (3-day) (Prerequisite: Sewing Level I)	Sept. 30-Oct. 2	\$220	\$ 35	\$255
Quilt Making (Prerequisite: Sewing Level I)	September 9-11	\$220	\$ 35	\$255
<b>Knitting</b>				
Knitting I, 101—Knit Stitch (½-day)	June 26	\$ 40	\$ 30	\$ 70
Knitting II, 102—Purl Stitch (½-day) (Prerequisite: Knitting I)	July 10	\$ 40	\$ 20	\$ 60
Knitting III, 103—Circular Needles (½-day) (Prerequisite: Knitting II)	August 7	\$ 40	\$ 30	\$ 70
Knitting IV, 201—Child's Vest (3-day) (Prerequisite: Knitting III)	Aug. 14, 28, Sept 1	\$150	\$ 30	\$180
Knitting V, 202—Double-Pointed Needles (2-day) (Prerequisite: Knitting III)	May 8, Sept 18	\$ 50	\$ 35	\$ 85
Knitting VI, 203—First Cardigan (3-day) (Prerequisite: Knitting V)	October 2, 16, 30	\$150	\$ 40	\$190
Knitting VII, 204—Socks (2-day) (Prerequisite: Knitting VI)	July 1, 15	\$ 80	\$ 35	\$115
Knitting VIII, 205 Stranded Color Knitting – Hat (½-day) (Prerequisite: Knitting V)	November 13	\$ 80	\$ 10	\$ 90
Knitting IX, 206—Mittens (½-day) (Prerequisite: Knitting V)	December 11	\$ 50	\$ 25	\$ 75
<b>Spinning</b>				
Spinning on a Traditional Drop Spindle	September 15	\$100	\$ 35	\$135
Spinning 100—Introduction to Wheel Spinning	September 16	\$100	\$ 15	\$115
Spinning 101—Basics of Spinning (2-day) (Prerequisite: Spinning 100)	September 17-18	\$175	\$ 30	\$205
<b>Weaving</b>				
<i>Introduction to Weaving</i>				
Weaving 100 (2-day)	August 27-28	\$175	\$ 25	\$200
<i>Basics of Weaving</i>				
Weaving 101—103 (6-day) (Prerequisite: Weaving 100)	June 28-July 3 August 30-Sept. 4	\$480	\$140	\$620
Weaving 104—106 (6-day) (Prerequisite: Weaving 101-103)	July 5-10 September 6-11	\$480	\$135	\$615
<i>Rigid Heddle Loom Weaving</i>				
Rigid Heddle 100—Introduction	July 17	\$ 90	\$ 20	\$110
Rigid Heddle 101—Basics (2-Day) (Prerequisite: Rigid Heddle 100)	August 20-21	\$175	\$ 35	\$210
Rigid Heddle 201 Finishing Techniques and Laces (Prerequisite: Rigid Heddle 101)	September 10	\$ 90	\$ 15	\$105
Rigid Heddle 202 Finishing Techniques and Laces, Runner (Prerequisite: Rigid Heddle 201)	September 11	\$ 90	\$ 20	\$110
Rigid Heddle 203—Houndstooth Scarf (Prerequisite: Rigid Heddle 101)	September 3	\$ 90	\$ 15	\$105
Rigid Heddle 205 (2-Day) Hand Towels, Waffle Weave (Prerequisite: Rigid Heddle 101)	October 22-23	\$175	\$ 15	\$190
Rigid Heddle 301—Double Weave (2-day) (Prerequisite: Rigid Heddle 101 plus one 200 level class)	November 5-6	\$175	\$ 25	\$200



SCHOOL OF  
**WOODWORKING**

**THE FOUNDATIONAL COURSE**



<u>Class</u>	<u>Date</u>	<u>Registration</u>	<u>Materials</u>	<u>Total Cost</u>
Joinery I: Woodworking with Hand Tools .....	July 24 .....	\$ 120 .....	\$ 10 .....	\$ 130
	November 6			
Joinery II: Woodworking Basics (3-day) .....	August 12-14 .....	\$ 325 .....	\$ 50 .....	\$ 375
(Prerequisite: Joinery I)	November 11-13			
Joinery III: Beginning Furniture Making (3-day) .....	July 15-17 .....	\$ 325 .....	\$ 50 .....	\$ 375
(Prerequisite: Joinery II)				
Six-Day Foundational Joinery Course .....	August 16-21 .....	\$ 600 .....	\$175 .....	\$ 775
	Sept. 27-Oct. 2 .....	\$ 625 .....	\$175 .....	\$ 800

**THE ADVANCED FURNITURE MAKING COURSES**



Brazos Rocker (12-day) .....	June 28-July 10 .....	\$1450 .....	\$350 .....	\$1800
(Prerequisite: Six-Day Foundational Joinery)	August 30-Sept. 11 .....	\$1750 .....	\$350 .....	\$2100
Craftsman-Style Rocking Chair (6-day) .....	October 11-16 .....	\$ 700 .....	\$300 .....	\$1000
(Prerequisite: Six-Day Foundational Joinery)				

**SPECIAL INTEREST SEMINARS, WORKSHOPS & COURSES**



Chip Carving .....	June 25 (Friday) .....	\$ 100 .....	\$ 10 .....	\$ 110
	Sept. 17 (Friday) .....	\$ 120 .....	\$ 10 .....	\$ 130
Furniture Finishing .....	August 28 .....	\$ 120 .....	\$ 10 .....	\$ 130
Hand-Cutting Dovetails .....	August 7 .....	\$ 120 .....	\$ 10 .....	\$ 130
	November 5			
Hand Planes – Their History and Use .....	June 12 .....	\$ 110 .....	\$ 0 .....	\$ 110
The Art of Wood Inlay .....	June 26 .....	\$ 100 .....	\$ 10 .....	\$ 110
	Sept. 18 .....	\$ 135 .....	\$ 10 .....	\$ 145
Timber Framing (3-day) .....	October 7-9 .....	\$ 350 .....	\$ 0 .....	\$ 350

**WOOD TURNING COURSES**



Beginning Wood Turning .....	July 17 .....	\$ 145 .....	\$ 10 .....	\$ 155
	October 9			
Wood Turning Basics (3-day) .....	August 12-14 .....	\$ 400 .....	\$ 50 .....	\$ 450

**INFORMATION AND REGISTRATION**

**LOCATION**

Our workshops are held at the HOMESTEAD TRADITIONAL CRAFTS VILLAGE, surrounded by our 510-acre working farm, nestled on the banks of the Brazos River in central Texas approximately 10 miles north of Waco in the small community of Chalk Bluff. Waco is situated halfway between the cities of Dallas and Austin, which are approximately 100 miles north and south of Waco respectively and are connected by IH 35, which runs 3 miles east of the crafts village.

**REGISTRATION**

We intentionally limit the enrollment of most of our workshops. We want to encourage discussion and provide as much personal attention as we can. Since we expect our workshops to fill quickly, we suggest you register well in advance.

In order to secure your place in a class, we must receive your full registration fee for that class. We cannot register students without this payment. For your convenience, we accept Master Card, Visa, American Express and Discover. If you prefer to register by phone, please call 254-799-1480.

## REGISTRATION FEES

Registration fees are listed with the schedule of classes. Since students in craft workshops typically consume materials in the process of learning a skill or craft (clay, wood, yarn, fabric and so on), registration fees include the cost of materials, supplies, equipment and so on that are used during the class. All class fees include sales tax where applicable.

## CANCELLATION OR TRANSFER POLICY

While we try to adhere to the scheduled dates for each class, on occasion circumstances occur that necessitate our cancelling or rescheduling the date of a class. If we are unable to reschedule a workshop to fit your schedule, we will gladly issue you a full refund. If you need to withdraw from a class or transfer to another class for any reason, please call us at 254-799-1480.

If you cancel your registration, the following applies:

If you cancel more than 30 days before the date of the class, we will refund your payment less a \$20.00 administrative fee.

1. If you cancel less than 30 days from the date of the class and if we are able to fill your place in the class, we will refund your payment minus a \$20.00 administrative fee.
2. If you cancel less than 30 days from the date of the class, and we are unable to fill your place in the class, no refund will be given. However, we will allow you to transfer to another class, in which case a \$20.00 transfer fee will be assessed.
3. If you cancel less than 5 days before the date of a class or fail to show up on the day of the class, no refund will be given.

We will consider illness or family emergencies to be legitimate exceptions to this policy.

## AGE REQUIREMENTS

Since our workshops are specifically designed for adults, an individual must be 18 years old to enroll on his own. Children age 17 who are well-behaved and respectful of adults may register if a parent enrolls with them in the same workshop.

## DRESS

All students should wear practical work clothes and shoes. For safety reasons, **no shorts or sandals, please.** Some classes involve working outside, so for these classes, please bring a hat and dress appropriately in case adverse weather conditions occur.

## SMOKING OR CONSUMPTION OF ALCOHOLIC BEVERAGES

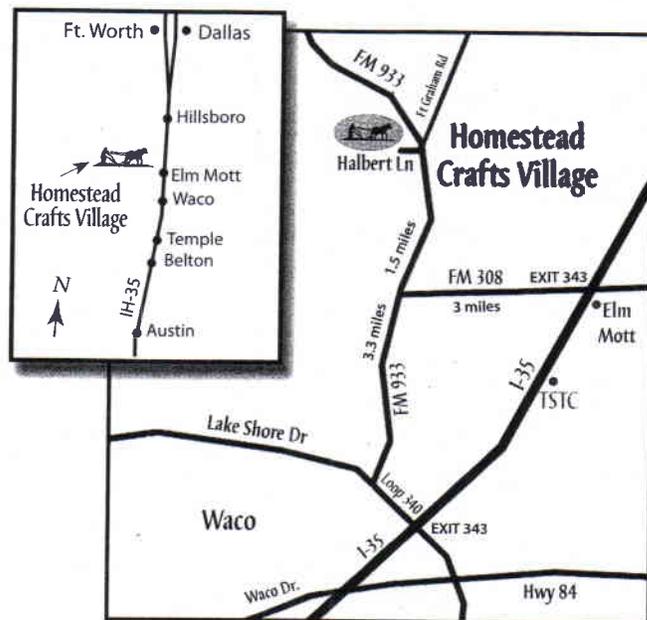
Thank you for honoring our community policy of no smoking or consumption of alcoholic beverages.

## BABYSITTING OR CHILD CARE

We do not provide babysitting or child-care services for parents who participate in workshops. Children will not be allowed in the workshop area while a parent is taking a class.

## TOOLS AND MATERIALS

We provide all the necessary tools and equipment for each workshop. The cost of materials is included in the total cost of the class.



## TRAVEL AND ACCOMMODATIONS

Students generally fly into Dallas/Fort Worth airport and rent a car to travel to the school. Students will find adequate overnight accommodations in local motels and hotels as well as bed and breakfasts. (All major hotels and motels are located within ten miles of the school). When you register for any of our classes, we will email you a current list of nearby motels and bed and breakfasts that offer a discount to our students.

## CHECK-IN

The first day of each workshop begins with check-in at 8:30 A.M. Weekday classes will meet for check-in at the HOMESTEAD RESTAURANT AND BAKERY. Saturday classes will meet for check-in at the Red Barn. (Thank you for being on time.)

Unless we indicate otherwise, our workshops begin at 9:00 A.M. and end in the late afternoon with an hour lunch break in the middle of the day. (For our woodworking multiple-day workshops, subsequent days start at 8:30 A.M.)

For safety and staffing purposes, there is no access to the classrooms or workshops until after registration on the first day. Please wait in the check-in area until registration is completed and your teacher has greeted you and given instructions and guidance on your particular class.

Directions to the Red Barn: When you pass under the BRAZOS DE DIOS sign at the end of Halbert Lane, you'll see road signs to the registration area.

## LUNCH

For Monday through Friday classes, lunch is available at our HOMESTEAD RESTAURANT & BAKERY where we serve a variety of wholesome homemade meals. On Saturdays, due to the increased volume in our restaurant, lunch will be served near your classroom/workshop area from a selected menu featuring our homemade sandwiches and salads.

 THE PLOUGHSHARE

CENTER FOR ESSENTIAL EDUCATION  
P.O. Box 869 • Elm Mott, TX 76640 • 254-799-1480  
[www.cfeeschool.com](http://www.cfeeschool.com)

**RECEIVED**

**OCT 26 2010**

**IDWR/North**

STATE OF IDAHO  
 DEPARTMENT OF WATER RESOURCES  
**APPLICATION FOR PERMIT**  
 To appropriate the public waters of the State of Idaho

Ident. No. \_\_\_\_\_

1. Name of applicant(s) AISC, LLC Phone 208-877-1600  
 Name connector (check one):  and  or  and/or

Mailing address: 1311 BRUSH CREEK RD City DEARY  
 State ID Zip 83823 Email: wfrench22@yahoo.com

2. Source of water supply GROUND WATER which is a tributary of N/A

3. Location of point(s) of diversion:

Twp	Rge	Sec	Govt Lot	1/4	1/4	1/4	County	Source	Local name or tag #
40N	3W	30			NW	SE	LATAH	GROUND WATER	

4. Water will be used for the following purposes:

- Amount 0.2 for DOMESTIC purposes from 1/1 to 12/31 (both dates inclusive)  
(cfs or acre-feet per year)
- Amount \_\_\_\_\_ for \_\_\_\_\_ purposes from \_\_\_\_\_ to \_\_\_\_\_ (both dates inclusive)  
(cfs or acre-feet per year)
- Amount \_\_\_\_\_ for \_\_\_\_\_ purposes from \_\_\_\_\_ to \_\_\_\_\_ (both dates inclusive)  
(cfs or acre-feet per year)
- Amount \_\_\_\_\_ for \_\_\_\_\_ purposes from \_\_\_\_\_ to \_\_\_\_\_ (both dates inclusive)  
(cfs or acre-feet per year)

5. Total quantity to be appropriated is (a) 0.2 cubic feet per second (cfs) and/or (b) \_\_\_\_\_ acre-feet per year (af).

6. Proposed diverting works:

- a. Describe type and size of devices used to divert water from the source. SUBMERSIBLE PUMP IN WELL
- b. Height of storage dam \_\_\_\_\_ feet; active reservoir capacity \_\_\_\_\_ acre-feet; total reservoir capacity \_\_\_\_\_ acre-feet. If the reservoir will be filled more than once each year, describe the refill plan in item 11.  
 For dams 10 feet or more in height OR reservoirs with a total storage capacity of 50 acre-feet or more, submit a separate Application for Construction or Enlargement of a New or Existing Dam. Application required?  Yes  No
- c. Proposed well diameter is 8 inches; proposed depth of well is 300 feet.
- d. Is ground water with a temperature of greater than 85°F being sought?  Yes  No
- e. If well is already drilled, when? \_\_\_\_\_; drilling firm \_\_\_\_\_;  
 Well was drilled for (well owner) \_\_\_\_\_; Drilling Permit No. \_\_\_\_\_

7. Description of proposed uses (if irrigation only, go to item 8):

- a. Hydropower; show total feet of head and proposed capacity in kW. \_\_\_\_\_
- b. Stockwatering; list number and kind of livestock. \_\_\_\_\_
- c. Municipal; show name of municipality or the applicant's qualifications as a municipal provider. \_\_\_\_\_
- d. Domestic; show number of households 1 SCHOOL, 6 CABINS AND 1 LODGE
- e. Other; describe fully. \_\_\_\_\_

**COPY**

LCZC Hrg: CUP 824  
 Applicant: Ploughshare  
 Exhibit #: 2K  
 Date: 12/1/2010

8. Description of place of use:

- a. If water is for irrigation, indicate acreage in each subdivision in the tabulation below.
- b. If water is used for other purposes, place a symbol of the use (example: D for Domestic) in the corresponding place of use below. See instructions for standard symbols.

TWP	RGE	SEC	NE				NW				SW				SE				TOTALS
			NE	NW	SW	SE													
40N	3W	30														D			

Total number of acres to be irrigated: \_\_\_\_\_

9. Describe any other water rights used for the same purposes as described above. Include water delivered by a municipality, canal company, or irrigation district. If this application is for domestic purposes, do you intend to use this water, water from another source, or both, to irrigate your lawn, garden, and/or landscaping? NONE

10. a. Who owns the property at the point of diversion? APPLICANT

b. Who owns the land to be irrigated or place of use? APPLICANT

c. If the property is owned by a person other than the applicant, describe the arrangement enabling the applicant to make this filing: \_\_\_\_\_

11. Describe your proposal in narrative form, and provide additional explanation for any of the items above. Attach additional pages if necessary. \_\_\_\_\_

12. Time required for completion of works and application of water to proposed beneficial use is 5 years (minimum 1 year).

13. **MAP OF PROPOSED PROJECT REQUIRED** - Attach an 8½" x 11" map clearly identifying the proposed point of diversion, place of use, section #, township & range. A photocopy of a USGS 7.5 minute topographic quadrangle map is preferred.

The information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval.

Signature of Applicant

Webb French Director

Print Name (and title, if applicable)

Signature of Applicant

**COPY**

Print Name (and title, if applicable)

**For Department Use:**

Received by [Signature] Date 10/26/10 Time \_\_\_\_\_ Preliminary check by \_\_\_\_\_

Fee \$ 100.00 Received by NS Receipt No. N096201 Date 10/26/10



40N01W30NWSE

well

No. <b>W 77762</b>		<b>Due no later than Sep 30, 2010 Annual Report Form</b>		2. Registered Agent and Address <b>(NO PO BOX)</b>			
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080  <b>NO FILING FEE IF RECEIVED BY DUE DATE</b>		<b>1. Mailing Address: Correct in this box if needed.</b> AISC, LLC CURTIS L BROWN PO BOX 693 ELM MOTT TX 76640 USA		DAVID W HALGERSON 717 WEST VILLAGE LANE BOISE ID 83702			
				3. <u>New</u> Registered Agent Signature:*			
4. Limited Liability Companies: Enter Names and Addresses of at least one Member or Manager.							
Office Held	Name	Street or PO Address	City	State	Country	Postal Code	
MANAGER	CURTIS L BROWN	P. O. BOX 693	ELM MOTT	TX	USA	76640	
5. Organized Under the Laws of:		6. Annual Report must be signed.*					
<b>ID W 77762</b>		Signature: Curtis L Brown			Date: 09/02/2010		
Processed 09/02/2010		Name (type or print): Curtis L Brown			Title: Manager		
* Electronically provided signatures are accepted as original signatures.							

# Idaho Department of Water Resources Receipt

Receipt ID: N026201

---

Payment Amount \$100.00      Date Received 10/26/2010 11:15 AM      Region NORTHERN  
Payment Type Check      Check Number 1357  
Payer QUALITY CONTRACTORS LLC  
Comments WATER RIGHT PERMIT FEE

## Fee Details

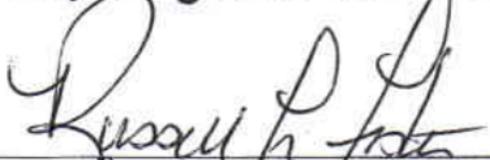
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Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
\$100.00	PERMITS	65103	0229	21		1155

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\_\_\_\_\_  
Signature Line (Department Representative)

We, the undersigned, support Ploughshare Institute for Sustainable Culture in their efforts to establish a sustainable agricultural practices and artisan skills school, and lodging facilities for those attending the school, which will be located in rural Latah County near Deary.

Signature	Printed Name	Street Address
	Teri Gaylord	707 Line St. Deary, Id
Lee Carl Hoynung	LEE CHARL HORNING	1187 Bower Rd Deary ID 83823
	RUSSELL LEE FOSTER	105 2ND AVE DEARY, ID 83523
		200 my own st

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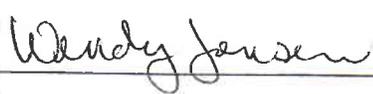
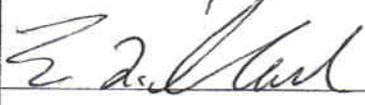
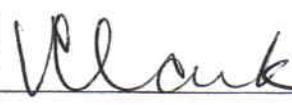
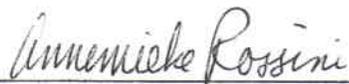
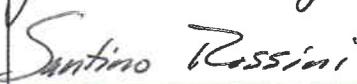
Signature	Printed Name	Street Address
	Teri Gaylord	707 Line St. Deary, Id
	LEE CARL HORNUNG	1187 Bower Rd Deary ID 83823
	RUSSELL LEE FOSTER	105 2ND AVE DEARY, ID 83823
	Doris I Hansen	200 my own st Deary, Id 83823
	WANDA RUPPEL Deary Id	Deary Id. 83823
	Mildred Krasselt	Pothatch, Id 83855 115 Terrace Ave
	Sharon Davis	Deary, Id. 83823 115 Terrace Ave
	DARRELL DAVIS	POB 322 Deary, Id. 83823
	Marilyn L. Henderson	701 Main PO Box 255 Deary, ID 83823
	DARIN ANDERSON	916 1st AVE DEARY ID 83823
	Wesley L Henderson	701 Main PO Box 255 Deary ID 83823
		2880 Hwy 3 Deary

LCZC Hrg: CUP 824  
 Applicant: Ploughshare  
 Exhibit #: 2L  
 Date: 12/1/2010

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Signature	Printed Name	Street Address
Troy City Council Steve Carr	Steve Carr	Troy, Id.
Koshia McClure	Koshia McClure	1621 S Lenter St Moscow ID
Crystal Burgett	Crystal Burgett	1045 Dale Rd. Harvard ID
Criss Uhhoff	Criss Uhhoff	1324 Pondwasa Dr Moscow ID
Gina Morris	Gina L. Morris	Moscow ID
Nancy Hoobler	Nancy Hoobler	809 Division Deary, Id 83823
Adam Hoobler	GORDON Hoobler <del>Adam</del>	809 Division Deary ID 83823
Dixie Hunt	Dixie Hunt	1040 Pleasant Hill Troy ID 83871
Jennie Kramer	JENNIE KRAMER	2250 N HWY 95 #5 MOSCOW ID 83843
Adam Kampenmout	ADAM KAMPENMOUT	1841 WALKER RD TROY ID 83871
Carol Alexander	CAROL ALEXANDER	1080 McKEETAN RP. TROY ID 83871
Merrilee Larsen	Merrilee Larsen	708 E. 8th Street Moscow ID 83843

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Signature	Printed Name	Street Address
	Mindi Johnson	301 Idaho St Deary ID
	Wendy Jensen	931 S Main Deary ID
	Amy D. Clemenhagen	P.O. BOX 352 Julietta Id 83535
	Robert Clemenhagen	P.O. BOX 352 Julietta Id 83535
	Edward L. Clark	932 vista Ave Lewiston Id 83501
	Vennessa L. Clark	932 vista Ave Lewiston, ID 83501
	Melony Brown	2251 Hwy 3 Kendrick, ID. 83537.
	Tim Carr	2251 Hwy 3 Kendrick, ID. 83537
	Reimer Hagen	
	Annemieke Rossini	1050 HARRIS Rd Deary ID 83823
	Janice Doyle	938 N. Meadow MOSCOW ID 83843
		1054 Harris Rd Deary Id 83823

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Signature	Printed Name	Street Address
Burman Adams	BURMAN ADAMS	1178 Chuck Wells Rd Deary, ID
Charles Koehler	CHARLES KOEHLER	1154 Chuck Wells Rd Deary, ID
Jim Wallace	Jim WALLACE	1011 Chuck Wells Rd Deary, ID
Aaron Thompson	AARON THOMPSON	1300 Chuck Wells Rd Deary ID
D.S. O'Donnell	D.S. O'DONNELL	1200 CHUCK WELLS DEARY ID
Wm Thompson	WM THOMPSON	1298 CHUCK WELLS RD. DEARY, ID 83823
Janice Thompson	JANICE Thompson	1298 CHUCK WELLS RD DEARY, ID
Lynett E. Valentine	Lynett E. Valentine	1082 Chuck Wells Rd. Deary, ID. 83823
Peter J. Valentine	PETER J. VALENTINE	1082 Chuck Wells Rd. Deary, ID 83823
Sandra Pass	Sandra Pass	5230 Hwy 8 Deary, ID 83823
Bucky Fredrickson	Bucky Fredrickson	5220 Hwy 8 Deary, Id 83823
Larry W. Fredrickson	Larry W. Fredrickson	5220 Hy. 8 Deary, Id. 83823

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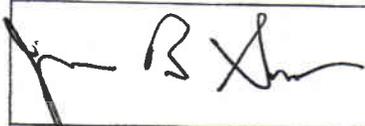
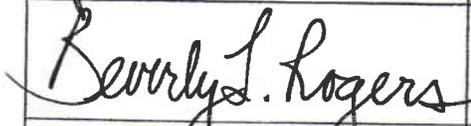
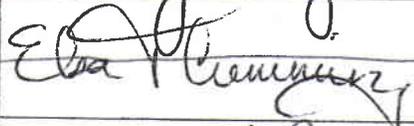
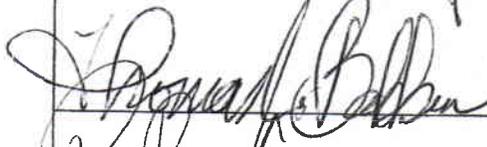
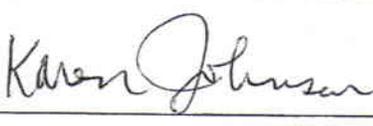
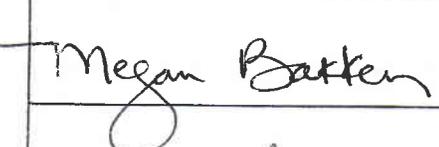
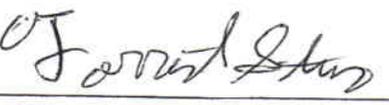
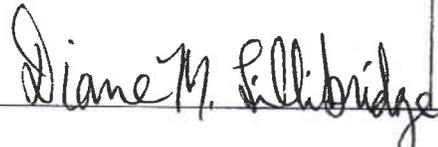
Signature	Printed Name	Street Address
Nancy Gail Cunningham	NANCY GAIL CUNNINGHAM	702 LINE ST Deary ID 83823
Brian Cunningham	BRIAN CUNNINGHAM	702 LINE ST DEARY ID 83823
Patsy Shelton	Patsy Shelton	1120 Hodgson Rd. Deary, Idaho 83823
Robert A. Shelton	Robert A. Shelton	1120 Hodgson Rd Deary, Id 83823
Linda L. Horning	Linda L. Horning	1187 Bacon Rd Deary, Id 83823
Otis Parks	OTIS PARKS	4550 Hwy 8 Deary Id 83823
JoAnn Parks	JoAnn Parks	4550 Hwy 8 Deary, ID 83823
Wanda Rucppel	WANDA RUCPPEL	605-5th Ave Deary Idaho
<del>Sharon Davis</del>	<del>Sharon Davis</del>	<del>115 Terrace Ave Deary, Id. 83823</del>
Calvin Lindberg Nena "	CALVIN LINDBERG NENA LINDBERG	Deary, Id. 83823
Marilyn Y. Osterberg	MARILYN Y. OSTERBERG	1240 Anderson Rd Troy, Id 83871
<del>Marilyn L. Henderson</del>	<del>Marilyn L. Henderson</del>	<del>701 Main Street Deary ID 83823</del>

Duplicate

We, the undersigned, support Ploughshare Institute for Sustainable Culture in their efforts to establish a sustainable agricultural practices and artisan skills school, and lodging facilities for those attending the school, which will be located in rural Latah County near Deary.

Signature	Printed Name	Street Address
Joyce E. Saunders	Joyce E. Saunders	832 Sherwood St. Moscow, ID
Amy Wincentzen	Amy Wincentzen	1650 Randall Flat Rd Troy, ID 83871
Boone Saunders	Boone Saunders	832 Sherwood St Moscow ID
Bret J. Saunders	Bret Saunders	832 Sherwood St. Moscow ID
Wesley Saunders	Wesley Saunders	832 Sherwood St Moscow, ID. 83843
Ben Saunders	Ben Saunders	832 Sherwood St Moscow, ID 83843
Katie J. Saunders	Katie Saunders	6A Homestead St. Moscow, ID. 83843
Barbara J. Hagen	Barbara J. Hagen	2243 Henry Court Moscow, ID 83843
Gary D. Hagen	GARY D. HAGEN	2243 Henry Court moscow ID 83843
Seth P. Toebben	Seth P. Toebben	1206 E 3rd Apt. 3 Moscow, ID 83843
Sarah Jay Toebben	Sarah Jay Toebben	1206 E 3rd Apt 3 moscow ID 83843
Nathan Anderson	NATHAN ANDERSON	612 BRITTON LN. Moscow, ID 83843

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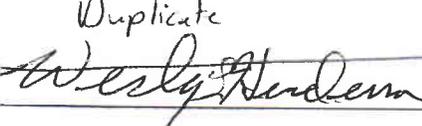
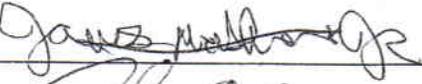
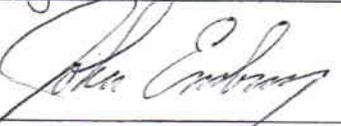
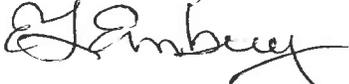
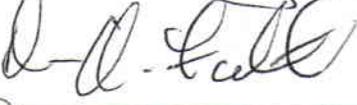
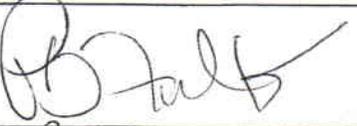
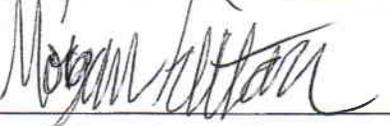
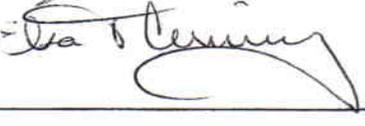
Signature	Printed Name	Street Address
	James B. Smith	1600 Drury Road Deary, ID 83823
	Beverly L. Rogers	1600 Drury Road Deary, ID 83823
	<sup>Duplicate</sup> Elsa Cumming	P.O. Box 608 Bovill, ID 83806
	THOMAS J. BAKKEN curlycherry@gmail.com	926 HAROLD STREET MOSCOW, ID 83843
	DENVER BURTENSHAW	676 W Pullman Rd #337, Moscow, ID 8384
	Beverly Burtenshaw	676 W Pullman Rd #337 MOSCOW, ID 83843
	Mel Johnson	<del>716</del> 716 Brydon Lewiston, ID (Neighboring County)
	KAREN JOHNSON	(SAME) ↑
	Megan Bakken	926 Harold St. Moscow, ID 83843
	Rebelcah Leib	1300 Bear Creek Princeton ID 83857
	Forrest Stevens	1300 Bear Creek Rd. Princeton ID 83857
	Diane M. Lillibridge	1513 Airway Ave Lewiston ID 83501

ALL  
Perce  
Co.

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Signature	Printed Name	Street Address
<i>Lee E Swanson</i>	LEE E SWANSON	1213 W Mt Deary Cr Rd Deary Id
<i>Nancy J Swanson</i>	Nancy J. Swanson	1213 W. MNT. Deary Cr. Rd DEARY, Id 83823
<i>Gary Curtis</i>	GARY CURTIS	1004 STANFORD RD DEARY, ID. 83822
<i>Mari Eastman</i>	Mari Eastman	1745 NE Valley RD Pullman, WA 99163
<i>Laura Jane Wineinger</i>	LAURA JANE WINEINGER	1131 W. MT Deary Cr. Rd. Deary ID 83823
<i>Alane Watkins</i>	Alane Watkins	PO BOX 335 Deary ID 83823
<i>Gresham Bouma</i>	Gresham Bouma	4914 Hwy 95 Viola ID 83872
<i>Mark D. Becker</i>	Mark Becker	1081 Herman Road Genesee, ID 83832
<i>John Lafer</i>	John Lafer	5854 Hwy 95 Potlatch, ID 83855
<i>N Gentry</i>	Naconna S. Gentry	927 1/2 E. 6th St. MOSCOW, ID. 83842
<i>David Klingenberg</i>	David R. Klingenberg	1685 Damon St MOSCOW, ID 83843
<i>Carol Bauer</i>	Carol Bauer	1190 Orchard Loop Rd. Troy, ID 83871

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Signature	Printed Name	Street Address
	Karen M Monson	1085 Forks Rd. Deary, Id 83823
Duplicate <del></del>	<del>Wesley L. Henderson</del>	<del>701 Main Street Deary ID 83823</del>
<del></del>	James Matuska Jr	113 Terrace ave Deary, ID 83823
	John Embrey	1081 Forks Rd Deary, Id 83823
	E. Lynne Embrey	"
	Don Fulton	10330 Lakeshore Dr. Sagle, ID 83860
	Brandy Fulton	10330 Lakeshore Dr Sagle, ID 83860
	Jasmine Moore	10330 Lakeshore Dr Sagle, ID 83860
	Morgan Fulton	10330 Lakeshore Dr Sagle, ID 83860
	Elsa Cumming	P.O. Box 608 Bovill, ID 83806
	J. Todd Cumming	P.O. Box 608 Bovill, ID 83806

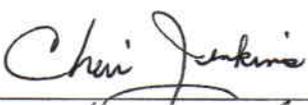
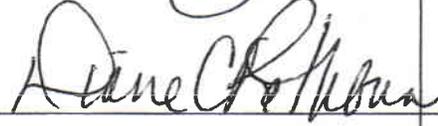
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Signature	Printed Name	Street Address
Douglas K. Mason	Douglas K. Mason	1011 Anderson Rd Troy, ID. 83871
William C Mitchell	WILLIAM C MITCHELL	2991 WATERMILL RD DEARY, ID 83823
<i>man</i>	MICHAEL R. PASS	5230 HWY 8 DEARY, ID 83823
Sue D. Mitchell	SUE D. MITCHELL	2991 WATERMILL RD DEARY, ID 83823
Leonard M. Van Dyke	LEONARD M. VAN DYKE	19545 COYOTE GRADE ROAD, GENESSEE
Nancy S. Van Dyke	Nancy S. Van Dyke	19545 Coyote Grade Rd Genessee ID
Cathy Culcagno	Cathy Culcagno - Williams	5231 Hwy 8 Deary ID 83823
Rebecca Parker	REBECCA PARKER	1717 TEXAS RIDGE DEARY ID 83823
Ben J Smith	Ben J Smith	1230 S PARKER Deary
Patricia H. Mason	Patricia H. Mason	1011 Anderson Rd. Troy, ID 83871

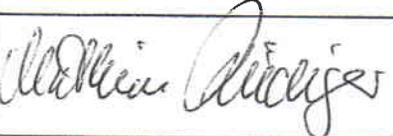
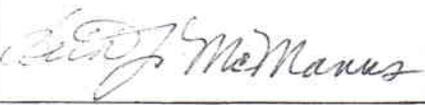
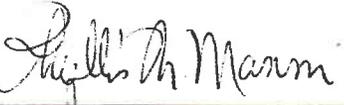
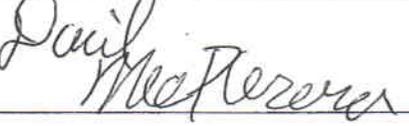
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We are of the opinion that this endeavor will be a benefit to Latah County.

Signature	Printed Name	Street Address
	Melanie J. Scott	507 Oregon St Deary, ID 83823
	Wm Keith Scott	507 Oregon St. Deary, ID 83823
	Derek Nordio	1080 Brushcreek Rd Deary ID 83823
	Joni Littlefield	1080 Brushcreek Rd Deary ID 83823
	Thomas W. GARISON	5685 Hwy 8 Deary ID
	Trent Dalton	1006 E 3rd Street Moscow ID
	Cheri Jenkins	116 N. Main Troy, ID 83871
	Kip W. JENKINS	116 N. Main TROY, ID 83871
	Diane C. Rathbun	1225 Old Hwy 8 Deary ID 83823
	Jan Dalton	1420 Hawthorne Dr. Apt F Moscow ID 83843

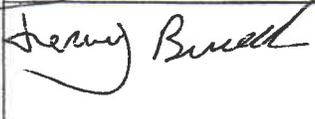
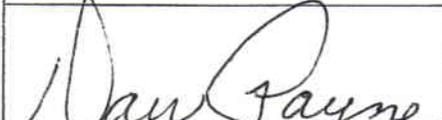
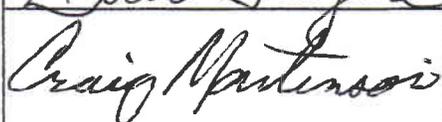
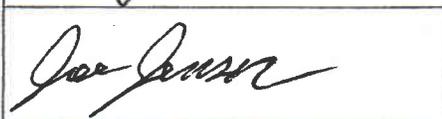
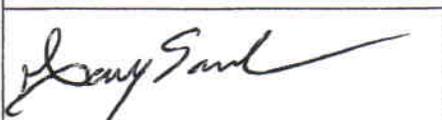
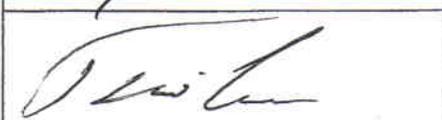
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Signature	Printed Name	Street Address
	CHRISTINE A. BLEVINS	106 E 5 <sup>th</sup> ST TROY, ID
	MATHIAS RUDIGER	505 5 <sup>th</sup> AVENUE DEARY, ID 83823
	David Blevins	1713 Texas Ridge Rd Deary, ID 83823
	LAnore E. Parker	1400 EAST RD. Deary, ID 83823
	Beth L. McManus	1401 Forks Rd. Deary, ID. 83823
	Kelly T. McMANUS	1401 Forks Rd Deary ID. 83823
	Phyllis M. Manni	1010 Cornal Creek Rd Helmer, ID 83823
	Thomasene Blevins	1713 Texas Ridge Rd Deary ID 83823
	David MacPherson	1190 BUSH CR RD, Deary ID

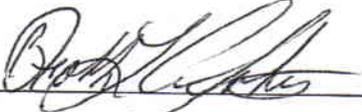
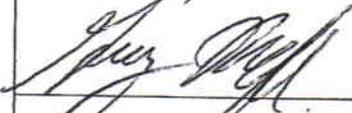
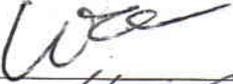
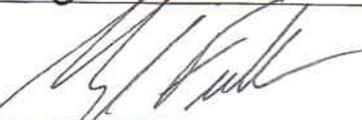
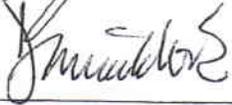
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Signature	Printed Name	Street Address
Linda K. Foster	Linda K. Foster	801 Line St. Deary, ID 83823
Naphhtelli K. Foster	Naphhtali K. Foster	801 Line St. Deary, ID 83823
Thomas C Foster	Thomas C. Foster	801 Line St Deary, ID 83823
Kelly A Johnson	Kelly A Johnson	4601 Hwy 8 Wray, Wd 83717
LaDonna Balsiger	LaDonna Balsiger	5749 Hwy 8 Deary ID 83823
Sarah J. Smits	Sarah J. Smits	89 Main St. Deary, ID 83823
Reuben Germain	Reuben Germain	501 Main St Deary ID 83823
Mark Germain	Mark Germain	501 Main Deary

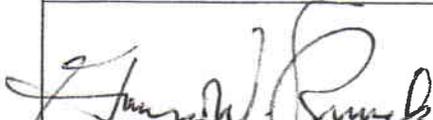
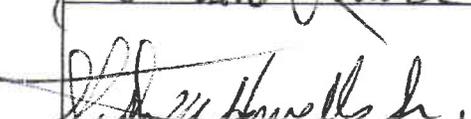
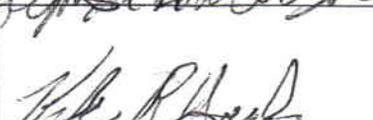
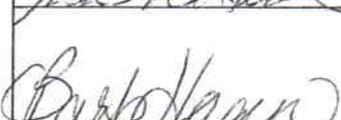
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Signature	Printed Name	Street Address
	Jeremy Busch	301 W Main St Kendrick ID
Aimee Burch	Aimee Burch	301 W Main St Kendrick Id 83537
	Dan Payne	P.O. Box 391 Troy, Id. 83871
	CRAIG MARTINSON	2521 B16 BEAR ROG RD DEARY
	Joe Jensen	931 S. MAIN DEARY
	Gary Sanderson	511 Craig St. Troy
	Tim Carr	2251 Hwy 3 Kendrick Id.

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Signature	Printed Name	Street Address
	Bobbi Calentine	1031 Spring Valley Rd Troy, ID 83871
	Gary Meckerlee	"
	Susan Westervelt	909 2 <sup>nd</sup> Ave Deary, ID 83823
	Joy Nickles	PO Box 275 Troy ID
	Will Boyd	105 N. Front St. Troy, ID
	Abigail Fuller	1030 Lamb Rd Troy
	Daniche Mow	1130 Driscoll Ridge Rd. Troy

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Signature	Printed Name	Street Address
	Brook Thomas Polek	1301 MICA MTN RD. DEARY, ID, 83823
Charlene Polek	CHARLENE POLEK	1301 MICA MTN. RD. DEARY, ID 83823
Charae Polek	Charae Polek	1301 mica mtn. Rd. Deary, ID 83823
	Howard W. Runk	1471 Mica Mtn Rd Deary ID 83823
	Stephen M. Howells Sr.	1471 mica mt Rd Deary Id 83823
	Kirk HARDEN	1480 HARDEN RD MOSCOW, Idaho 83843
	BARB Hagen	1100 HARRIS RD DEARY ID 83823
	Dan Hagen	1100 Harris Rd. Deary Id.

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Signature	Printed Name	Street Address
<i>Logan Morris</i>	Logan Morris	327 W. Lander #1502 Moscow ID 83843
<i>Jacob Dahl</i>	Jacob Dahl	327 W. Lander #1502 Moscow, ID 83843
<i>Natasha Bowser</i>	Natasha Bowser	Moscow, ID 83843
<i>Joseph Seegmiller</i>	Joseph Seegmiller	1731 Hwy 99 Troy, ID 83871
<i>Julie Dalton</i>	Julie Dalton	1420 Hawthorne Dr. Apt F Moscow, ID 83843
<i>Sandra Dalton</i>	Sandra Dalton	1240 Orchard Loop Rd Troy, ID 83871

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Signature	Printed Name	Street Address
<i>John Williams</i>	JOHN WILLIAMS	5230 Hwy 8 DEARY
<i>Christie Garrison</i>	Christie Garrison	5685 Hwy 8 Deary
Duplicate <i>[Signature]</i>	<del>Thomas W. Garrison</del>	<del>5685 Hwy 8 Deary ID</del>
<i>Cherrie Halseth</i>	CHERRIE HALSETH	1112 BRUSH CREEK RD
<i>Ron Halseth</i>	RON HALSETH	1112 BRUSH CREEK RD
<i>Myrtle Halseth</i>	MYRTLE HALSETH	1144 BRUSH CREEK RD

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Signature	Printed Name	Street Address
Judy Heath	Judy Heath	705 hme
Janna Hubbard	Janna Hubbard	610 main
Dan Stelck	Daniel Stelck	701 Division
Lulu Stelck	Lulu Stelck	701 Division
Bob Gleason	Bob Gleason	701 Division
Wanda L. Gleason	Wanda Gleason <del>Bob Gleason</del>	700 Division

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Signature	Printed Name	Street Address
<i>Carol LN Koehler</i>	Carol LN Koehler	1154 Chuck Wells Rd DEARY ID 83823
<i>Rita Hall</i>	Rita Hall	204 Main BOVI ID 83806
<i>Danna Medlock</i>	Joyce DANNA Medlock	4647 Hwy 8 DEARY ID 83823
<i>Katherine Campbell</i>	KATHERINE CAMPBELL	409 LATAH AVE DEARY, ID 83823
<i>Gene Bailey</i>	GENE BAILEY	1027 JENSEN RD MOSLOW, ID 83843
<i>Jolene Elkins</i>	Jolene Elkins	Box 342 Deary ID 83823
<i>Ryan &amp; Teri Fredrickson</i>	Ryan & Teri Fredrickson	2085 Hwy 3 Deary ID 83823

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Signature	Printed Name	Street Address
<i>Loren Pope</i>	Loren Pope	1018 Dry Creek Rd Troy
<i>Barbara Grindle</i>	Barbara Grindle	1200 Burnt Ridge Rd Troy
<i>Catherine Partridge</i>	Catherine Partridge	3830 Moscow Mountain Rd Moscow
<i>Marilyn Wanner</i>	Marilyn Wanner	1040 Bartho Lane Troy, Idaho
<i>Judy B Lalonde</i>	Judy B Lalonde	1021 McKeenan Rd. Troy ID 83571



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Signature	Printed Name	Street Address
Pamela LaBalle	Pamela LaBalle	1189 Drury Rd. Deary, ID 83823
Eleanor A Proctor	Eleanor A Proctor	700 Line st Deary ID 83823
Betty Jo Smith (Ihera)	Betty Jo Smith	1230 S. Park Rd Deary, ID 83823
J Lynne Rains	Ihera Lynne Rains	4750 Hwy 8 Deary, ID 83823

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Signature	Printed Name	Street Address
<i>Elaine Cox</i>	Elaine Cox	1320 S. Avon Deary, ID 83823
<i>Paul Stan Cox</i>	Paul STAN COX	1300 S. Avon Troy
<i>Margarette Cox</i>	Margarette Cox	1300 S. Avon Deary, ID 83823
<del><i>Marilyn Y. Osterberg</i></del>	Duplicate <del>MARILYN Y. OSTERBERG</del>	<del>1240 Anderson Rd. Troy, Id. 83871</del>

# Petition

To

Re-file to get county approval for school.

1. Bonnie J. Stradley Bonnie J. Stradley 9-5-10  
*211 3rd Ave. Brevard, FL*
2. Rachelle L. Anderson Rachelle L. Anderson 9/5/10  
*210 3rd Ave. Brevard*
3. Michael Anderson Michael Anderson 9/5/10  
*370 3rd Ave Brevard*
4. Phil Stradley Phil Stradley 9/6/10  
*211 3rd Ave. Brevard, FL*
5. Jean Chickens Jean Chickens 9/6/10  
*1107 2nd Ave Brevard*
6. Chris Chickens CHRIS CHICKENS 9/6/10  
*407 2<sup>ND</sup> AVE BREVARD*

TO WHOM IT MAY CONCERN

It is with pleasure that I recommend to you the people of Brazos de Dios. I have had a relationship with this community for many years, and it has been (and continues to be) a great asset to the City of Waco and, indeed, to the surrounding communities across Central Texas.

Each year Brazos de Dios regularly hosts thousands of visitors to their farm, deli, visitor's center, workshops, and educational facilities. Visitors include members of social and civic groups, senior citizens, visitors driving through Central Texas, classes of undergraduate and graduate students from Baylor University and other universities around Texas, as well as groups of schoolchildren who come every year from numerous schools across the State at the recommendation of their schoolteachers. In addition, Brazos de Dios offers a wide variety of educational seminars to the public. These seminars draw participants from across the United States and from other countries – many of whom return to take additional courses.

The people of Brazos de Dios are well known in the surrounding community and have the reputation of being kind, considerate, principled, peace-loving, hardworking and an asset to their neighbors. I have no hesitation in recommending them to you. I have every confidence that their new educational endeavors will add a very positive dimension to any community in which they are located.

S. Kay Toombs, Ph.D.

Emeritus Associate Prof of Philosophy  
Baylor University

Dr. James R. Treay  
Roger Olson

Former Asst. Supt. of Schools, Puffin, Colorado  
Former Vice Pres. Alpha Omega Publications  
Professor of Theology Tempe, AZ  
Baylor University, Waco, TX

Scott H. Smith M.D.

Ophthalmologist, Waco, TX

John E. Fugate (254) 756-2424 ATTORNEY AT LAW

5 ← DDS

Waco Dentist

**2M  
COMPANIES  
INC**

**June 4, 2009**

Morton H. Meyerson  
Chairman and CEO

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**Morton H. Meyerson  
Chairman & CEO**

**2M Companies, Inc. and  
Morton Meyerson Family Tzedakah Foundation**

3401 Armstrong Avenue • Dallas, TX 75205 • 214-443-1901  
Personal Fax: 214-443-1968 • Office Fax: 214-443-1980  
morton.meyerson@2m.com • morton.meyerson@e2mpartners.com  
www.2m.com • www.e2mpartners.com

TO WHOM IT MAY CONCERN

It is with pleasure that I recommend to you the good people of Brazos de Dios. I have had a relationship with this community for many years, and they have been and continue to be great neighbors. The old saying that "Good fences make good neighbors" may in fact be true but poor fences may be a better testament to the real character of neighbors. The shared property line between this community of folks and my property in rural central Texas is, to be kind to the description of the topography, rugged. My fences are nearly non-existent in some stretches. There have been occasions when livestock belonging to the Brazos de Dios folks have ventured onto my property. The individuals sent to retrieve the animals were typically youth from the ranch. The courteous and respectful manner of these youth has always been refreshing, given the behavior witnessed in many of today's young. I have always believed that children's behavior when away from their parents speaks volumes about the quality of parenting imparted.

Another belief I have always had is that the real test of character is what folks do when no one is watching. At one point when animals had been recovered, I walked the fence line to look at the condition of the fence and discovered that the Brazos de Dios folks had actually repaired an old barbed wire gate in the fence that had fallen into disrepair and rendered it usable for passage without saying anything.

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David L. Jumper  
Chalk Bluff, Texas

June 22, 2009

TO WHOM IT MAY CONCERN

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Cordially,



Dr. Allen Commander  
Regents Professor of Management  
University of Houston/Texas A&M Retired

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Michael Morrison

Baylor Professor + FORMER Mayor

W.H. Peterson

TEXAS DPS HIGHWAY PATROL SGT. (30 years)

Doug Woodring

Waco Mayor

III

WACO Trauma DOCTOR

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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*Ralph A. ...* *Judge*  
*Col. Dan W. ...* *USAF (RET)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TO WHOM IT MAY CONCERN

It is with pleasure that I recommend to you the people of Brazos de Dios. I have had a relationship with this community for many years, and it has been (and continues to be) a great asset to the City of Waco and, indeed, to the surrounding communities across Central Texas.

Each year Brazos de Dios regularly hosts thousands of visitors to their farm, deli, visitor's center, workshops, and educational facilities. Visitors include members of social and civic groups, senior citizens, visitors driving through Central Texas, classes of undergraduate and graduate students from Baylor University and other universities around Texas as well as groups of schoolchildren who come every year from numerous schools across the State at the recommendation of their schoolteachers. In addition, Brazos de Dios offers a wide variety of educational seminars to the public. These seminars draw participants from across the United States and from other countries – many of whom return to take additional courses.

The people of Brazos de Dios are well known in the surrounding community and have the reputation of being kind, considerate, principled, peace-loving, hardworking, and an asset to their neighbors. I have no hesitation in recommending them to you. I have every confidence that their new educational endeavors will add a very positive dimension to any community in which they are located.

*David A. Byrnes*

*former V. President, National Gypsum Co.*

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W. Harold Shaw

Professor of Theology, Truett Seminary, Baylor University

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George H. Allen

Retired Senior District Judge  
McLennan County, Texas

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S. Kay Toombs, Ph. D.: Emeritus Associate Prof. of Philosophy, Baylor University

Dr. James Truax, Ed. D.: Former Asst. Superintendent of Schools, Rifle, CO; Former Vice Pres. Alpha Omega Publications, Tempe, AZ

Dr. Roger Olson, Th.D.: Professor of Theology, Baylor University, Waco, TX

Dr. Scott Smith, M.D.: Ophthalmologist, Waco, TX

John E. Fugate: Attorney at Law (254) 756-2424

Dr. Steve Cutbirth, DDS.: Texas Monthly "Texas Super Dentist" 2004-2008; Director of Center for Aesthetic Restorative Dentistry, Dallas, Texas

Michael Morrison: Former Waco Mayor; William J. Boswell Chair of Law, Outstanding Professor Baylor; Licensed in Oklahoma, Texas, Kansas and before the U.S. Supreme Court

W. H. Peterson, Texas DPS Sgt. (30 yrs.)

Virginia Dupuy: Three term current mayor of Waco, Texas

Dr. Kenneth Cobbs M.D.: Orthopedic Surgeon, Hillcrest Medical Center, Waco, Texas

Judge Ralph Strother: 19th District State Court, McLennan County, Texas

Col. Dave Jenny, USAF (ret)

Morton Meyerson: Former Chairman Electric Data System (EDS); Former Chairman Perot Systems; Board Member National Parks Foundation, Dallas Symphony Orchestra

David Byrne: former VP, National Gypsum Co.

David Jumper: Baylor University

## CUP #824 - Introduction

A request by Ploughshare Institute for a conditional use permit to conduct the following activities on 94.69 acres in the Agriculture/Forest (A/F) zone: school, bed and breakfast, and a campground. The property is located at 1311 Brush Creek Rd., Deary, Idaho in Section 30 of Township 40 North, Range 01 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP40N01W307244A.

The Latah County Land Use Ordinance, under section 3.01.02, lists (10) "schools", (3) "campgrounds", and (12) "bed and breakfasts with no more than four single or double guest rooms", as conditionally permitted uses in the Agriculture/Forest (A/F) 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 consistent 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 finding of fact and conclusions of law.**

### **Exhibits will now be entered into the record**

The following exhibits were submitted with the staff packet:

- 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 #1E** Photographs of site
- Exhibit #2** Application Form (Submitted by Applicant)
- Exhibit #2A** Applicant's Narrative (Submitted by Applicant)
- Exhibit #2B** Site Plan (Submitted by Applicant)
- Exhibit #2C** Vicinity Map (Submitted by Applicant)
- Exhibit #2D** Potable Water Supply Demand (Submitted by Applicant)
- Exhibit #2E** Water Right (Submitted by Applicant)
- Exhibit #2F** Letter from McPherson & Wright Well Drilling dated May 11, 2009 (Submitted by Applicant)
- Exhibit #2G** NCHD Site Evaluation dated May 21, 2009 (Submitted by Applicant)
- Exhibit #2H** Letters from Deary Fire Department dated November 1, 2010 (Submitted by Applicant)

- Exhibit #2I** Development Agreement with North Latah Highway District (Submitted by Applicant)
- Exhibit #2J** Class Examples (Submitted by Applicant)
- Exhibit #2K** Application for Water Right (Submitted by Applicant)
- Exhibit #2L** Signatures of support of Ploughshare received on September 18, 2010 (Submitted by Applicant)
- Exhibit #2M** Signatures in support of Brazos de Dios received on September 18, 2010 (Submitted by Applicant)
- Exhibit #3** Staff Introduction for Latah County Zoning Commission public hearing for CUP 820 on December 1, 2010
- Exhibit #4** Email submitted by Nels Peterson on September 27, 2010
- Exhibit #5** Letter submitted by Ben and Betty Jo Smith on September 25, 2010
- Exhibit #6** Letter submitted by Marilyn Osterberg on September 26, 2010
- Exhibit #7** Letter submitted by Marilyn Osterberg and Brenda Carlson on September 29, 2010
- Exhibit #8** Letter submitted by Gary and Karen Eggers on October 5, 2010
- Exhibit #9** Email submitted by Darrell and Sharon Davis on October 14, 2010
- Exhibit #10** Letter submitted by Charles and Carol Koehler on October 15, 2010
- Exhibit #11** Letter submitted by Jenny Zorens on October 21, 2010
- Exhibit #12** Email submitted by Lynne and John Embrey on October 25, 2010
- Exhibit #13** Letter submitted by LaNore Parker on October 25, 2010
- Exhibit #14** Email submitted by Judy LaLonde on October 26, 2010
- Exhibit #15** Letter submitted by The Moscow Senior Blind/Deaf Support Group on November 1, 2010
- Exhibit #16** Email submitted by Marilyn Wanner and Peter van Eck on October 28, 2010
- Exhibit #17** Email submitted by Tanya MeElfresh on November 17, 2010
- Exhibit #18** Email submitted by Wm. Thompson on November 18, 2010
- Exhibit #19** Email submitted by Carol Wassmuth on November 18, 2010
- Exhibit #20** Email submitted by Melvin Johnson on November 18, 2010
- Exhibit #21** Letter submitted by Floyd Zorens, Jr. on November 19, 2010
- Exhibit #22** Email submitted by Lee and Linda Horning on November 22, 2010
- Exhibit #23** Email submitted by Gordon Hoffman on November 22, 2010
- Exhibit #24** Email submitted by Penny Rice on November 23, 2010

**That is all staff has unless the Commission has questions.**

**mknott@latah.id.us**

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**From:** Troy Sprenke [tsprenke@latah.id.us]  
**Sent:** Monday, September 27, 2010 9:02 AM  
**To:** mknott@latah.id.us  
**Subject:** FW: Ploughshare Institute for Sustainable Culture

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**From:** Nels Peterson [mailto:panhandleartisanbread@live.com]  
**Sent:** Sunday, September 26, 2010 2:40 PM  
**To:** pb@latah.id.us  
**Subject:** Ploughshare Institute for Sustainable Culture

To whom it may concern;

I am writing in support of The Ploughshare Institute being proposed for Deary. As a local business owner trying to promote 'sustainability' and 'buying local' within our community, I feel it would be advantageous to the Palouse to have an institute such as the one being proposed. Not only would such a center educate local citizens it would also promote a responsible way of living in our world today. The message of the Ploughshare is one of non-violence/peace. These people make great neighbors.

Nels Peterson, Owner Panhandle Artisan Bread Co.

9/27/2010

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 4  
Date: 12/1/2010

1230 S. Park Rd.  
Deary, Idaho 83823  
September 25, 2010

Latah County Commissioners  
Latah County Court House  
Moscow, Idaho 83843

RECEIVED

SEP 29 2010

LATAH COUNTY

In Re: Plowshares School Permit

Dear Commissioners,

We want to recommend that the commissioners grant the permits for the establishment of the Plowshares School on Brush Creek, East of Deary.

We're old enough to have used appreciate many of the methods the Frenches plan to teach. We think it's great that these folks are dedicated to preserving and teaching of these methods and crafts. We have attended several of their gatherings and enjoyed sharing with them.

Since moving to Deary, Webb and Lisa French, their family and visitors have gained the respect and friendship of those who know them. They are helpful and outgoing neighbors.

Sincerely,

Ben J. and Betty Jo Smith

*Ben J. Smith*  
*Betty Jo Smith*

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 5  
Date: 12/1/2010

Zoning Commission  
PO Box 8068  
Moscow, Idaho 83843

*Sept 26, 2010*

RECEIVED  
SEP 29 2010  
LATAH COUNTY

Dear members of the Board:

As a member of the Deary Spud Hill Seniors, I have had the opportunity to visit with members of the Webb French family on many occasions. They are polite, friendly and ever so helpful. They are a religious family, but have not pressed an outsider to practice their faith.

Family members have many talents to share and have joined in the community gatherings. They have become friends of many residents, myself included..

The school they wish to build would bring knowledge back to early survival times. Crops are grown, harvested, canned and preserved for future use. They will teach farming, milking cows, and making butter and cheese. I cannot see where this learning would be hazardous to the peoples of Latah County. In fact, many may need to practice these skills for survival. Those folk coming from outside Latah county to learn these skills will probably stay at the establishment so will not be driving to and from on the county road.

If the county applies and spreads the 'mix' used to cut down dust during summer months, there should be little complaint about clouds of dust by the homes. Many roads in Latah County have the problems and those of us who wish to live in a house by the road have the option to purchase 'mix' to be applied a certain footage in front of house. Last year, the Ploughshare group made sure that the county covered the dust problem along the road.

In closing, I wish to offer my hope that you will consider issuing a permit to Ploughshare to build their school.

Respectfully submitted,

*Marilyn Z. Osterberg*  
Marilyn Osterberg

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 6  
Date: 12/1/2010

Latah County Zoning Commission,

We are writing in support of the Ploughshare Institute for Sustainable Culture's Conditional Use Permit request resubmitted on Sept 7, 2010. This group wishes to open a sustainable agriculture school outside Deary, Idaho. They would also like to open a bed and breakfast and cabins that would accommodate only the students and staff who are attending the school. A visitor center and campground are in the plans but not a store or restaurant. Being a non-profit Christian group the parcel of land the school stands on will be tax free but the remaining parcels will be taxed at a standard rate. Local restaurants, motels and businesses could see a boost in revenue during the months of June through October due to families and visitors to the property.

Do not fear these people. Because of the group's beliefs they are a non-violent, self-sustaining, ambitious and friendly people. They have invited the locals to informational meetings and even held an open house barbeque on the property. They want to be helpful and friendly neighbors. They have been involved with, attended and been supportive of many local functions and the locals have had a better chance to get to know them. They are not scary and they do not preach their beliefs. Their goal is to not upset the environment any more than necessary while getting the school up and running.

The classes will include helpful information especially during these economically hard times. How can being taught better farming practices, taking care of our animals, and finding different ways for food preparation be harmful? Making hand-made gifts, musical instruments and pottery could even bring in well needed money for the locals or save them money buying things they can't afford. Teaching classes in the basic skills and crafts that were used to sustain rural families and communities in the past can only serve to improve our way of life. This world needs to learn better and different ways to do things these days.

There have been some unfounded concerns in the past and we hope these have been addressed in some way either by the communities or individuals taking it upon themselves to seek answers. We would like to talk about a few:

Just because the people come from around Waco, Texas does not mean they, in any way, are involved in the same sort of cult following as on the Branch Davidian compound. These are a peaceful, friendly group who are not drawing you into a cult. They are absolutely not forcing their religious beliefs on anyone but you are most certainly welcome to ask questions.

The plan is to use local contractors and people to work on the property in preparation of the school and necessary buildings. If any local person shows knowledge of a trade that person could even be considered to fill a position of teaching or demonstrating. No, this is not a big industrial business that will be hiring large groups of people but locals

RECEIVED

SEP 29 2010

LATAH COUNTY

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 7  
Date: 12/1/2010

will be hired and paid fairly for necessary work.

There seems to be a concern, by some who live along this county road, of the additional traffic people attending this school will cause. We wonder why their road is any different than others in Latah County. Let's consider all the traffic on the road going south of Helmer, Idaho that takes many cars, trucks and campers/RVs to the campground. Consider all the roads out of Elk River, Idaho that take campers and boaters to their destination. What about all the roads in the county that lead to hiking trails and wildlife refuges. I could keep going but I think you get the point. Many of our county roads are getting more traffic these days due to logging and new homes being built.

The questions about any effect on the local school system and the Deary city water supply have been addressed and should no longer be of any concern.

In closing, we would like to say that we have personally enjoyed many visits with Webb and Lisa French on the above mentioned property and in the community. We have had interactions with their children and extended family members. They are very friendly people with an abundance of knowledge to share and they want to learn from us too. We find this family to be a refreshing addition to our community and lives.

Thank you, the Latah County Zoning Commission, for taking the time to read and consider this information in your decision making.

Yours respectfully,  
Marilyn Y. Osterberg and Brenda J. Carlson

*Marilyn Y. Osterberg*  
*Brenda J. Carlson*

9/22/2010

RECEIVED

OCT 05 2010

LATAH COUNTY

10-1-10

To whom this may concern,

We are writing this in behalf of the Frenchs  
& the Ploughshare proposal.

We are not aware of all the legal hoops you  
have had to check out, but we trust you  
have all the necessary information.

Our connection w/ them has been as neighbors  
& friends through our Senior mealsite,  
Coffee Hours, attending their Harvest Gathering.

They have built a good reputation w/ all  
who know them. Their kind, responsible,  
skilled & reverent approach to life, makes  
them good neighbors & friends, who enrich  
our community & county.

Thanks for all you do!

Gary & Karen Eggers

Box 575

Bovill, Id. 83806

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 8  
Date: 12/1/2010

**Troy Sprenke**

**RECEIVED**

**From:** Darrell Davis [dsdavis62@gmail.com]  
**Sent:** Thursday, October 14, 2010 12:09 PM  
**To:** pb@latah.id.us  
**Cc:** dsdavis62@gmail.com  
**Subject:** Ploughshare Permit

**OCT 14 2010**  
**LATAH COUNTY**

This "E" is to let you know that my wife and I share a positive opinion, along with all those we have talked with, as per approving the Ploughshare Permit application.

In fact, over the past year or so during which this application process has been ongoing, we have never heard negative comments about the situation.

Rumors, yes. Such and such thinks this and that, but never anyone with hard facts as to negative aspects.

All of the potential negative aspects are already covered/regulated with the county regulations presently in place, so in reality the few "word of mouth" issues voiced were non-issues.

In fact, because of the educational thrust of Ploughshare being geared towards self sufficiency, it would be greatly beneficial to encourage attendance by county residents.

I personally hope to take advantage of the opportunity to enhance my skills in the area of iron work, providing of course age has not caught up with me before the permit is granted.

Please count us among those hoping for a positive out come to the current permit process.

Sincerely,

Darrell and Sharon Davis  
115 Terrace Ave. / POB 322  
Deary, Idaho 83823  
877-1952

10/14/2010

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 9  
Date: 12/1/2010

Latah County Commissioners and Planning and Zoning Commission Members  
P.O. Box 8068  
Moscow, ID 83843

RECEIVED  
OCT 15 2010  
LATAH COUNTY

**Regarding the Ploughshares Conditional Use Permit**

My wife and I met the French's not long after they first moved here from Texas. A finer family would be hard to find. We have also come to know many of the people that are part of the Ploughshares organization, some of whom would be the teachers. We were very impressed by all of them. However the French's kindness to my wife and I and our impressions of the other people has little to do with whether or not their Conditional Use Permit should be approved.

What is important though is that this is a rural area with values that have been honed by hard work and tempered by a respect for the simple goodness of the past. Ploughshares is all about retaining those values through teaching the old ways and making self-sufficiency a possibility. To lose the past leaves the future empty of tradition.

Having read the Rough Draft of the "2010 Latah County Comprehensive Plan " it becomes clear that Ploughshare's Conditional Use Permit request dovetails nicely into to the goals stated in the Plan. For example, the draft states "The comment that they heard the most was that people loved the rural nature of Latah County and would like to preserve that quality." Ploughshares goal is not only to retain those values but to teach them.

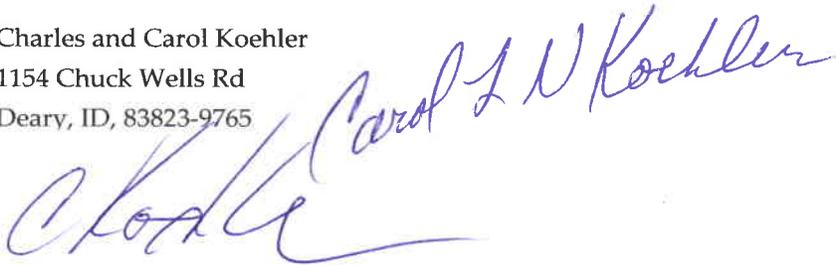
Another point stated in the plan is "Encourage local and regional food self sufficiency". Ploughshares strongly supports, encourages and teaches this very concept.

Considering the current economic situation, the positive impact on the greater Deary area cannot be ignored. The small businesses in Deary have already experienced some impact. Approval of the permit would significantly add to the local economy.

The community itself, by and large, has come to support Ploughshares intentions as they came to know more about it and the rumors died down.

In our opinion it would be in the best interest of Latah County to approve this Permit.

Charles and Carol Koehler  
1154 Chuck Wells Rd  
Deary, ID, 83823-9765



LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 10  
Date: 12/1/2010



Community Action Partnership is a catalyst for building relationships that inspire and equip people to end poverty in our community

124 New 6th Street  
Lewiston, Idaho 83501

PHONE: 208.746.3351 | 1.800.326.4843  
FAX: 208.746.5456

www.cap4action.org

October 15, 2010  
Latah County Planning and Zoning Commission  
ATTN: Commissioner Wayne Sprouse  
PO Box 8068  
Moscow, ID 83843

RECEIVED  
OCT 21 2010  
LATAH COUNTY

Dear Chairman Wayne Sprouse:

Please recognize this submission as support for the approval of a zoning change of the Ploughshare Institute for Sustainable Culture property located at 1311 Brush Creek Road, Deary, ID.

I represent Community Action Partnership. We are a private, not-for-profit, poverty-related organization that focuses on specific areas of need, such as job training, health care, housing and/or economic development. Community Action Partnership is a *community action agency* serving the 10 northernmost counties in Idaho and Asotin County in Washington. Primarily, we reach out to low-income people in their communities and seek to provide a range of programs designed to have a measurable impact on poverty. *Poverty affects our community.* In fact, if we defined poverty as a *city* here, over 52,300 people in our region alone, would live in that city.

We know that:

- 18 out of every 100 children do not have their needs met on daily basis;
  - 24% of young adults in our community, 18-24 years old, live in poverty;
  - And, we know that over the last 30 years *in northern Idaho*, there has been *no significant change in the percentage of people living in poverty here, no matter the number and array of services that have been offered.*
- In fact, according to a 2010 report from the Center for American Progress, our nation spends \$500B/year on the fallout of children being raised in poverty. If we invest a portion of this fallout in the solutions that help people become economically stable, imagine how our communities would change.

Taking to heart a shared vision of a *community working together to realize a strong future* is what led Community Action Partnership to the *Ploughshare Institute for Sustainable Culture* in October of 2009. Together with Ploughshare, the Idaho Department of Health and Welfare, the North central Idaho Citizen Corp, the Monastery of St. Gertrude and other regional partners, public and private, we invested *time, resources* and *cultivated relationship* that led us to launch a unique, community learning alternative: The Sustain Life Festival in July 2010. The Festival fundamentally set the foundation for us to build upon a kind of community response/ability that stands to change us for *good*. We respect that personal effort to build a sustainable life occur in an integrated community setting wherein people put into practice, essential learned skills and pursue intentional relationship.

Thank you for voting in favor of the submitted proposal. On behalf of Community Action Partnership, I am confident that the Ploughshare Institute for Sustainable Culture will assist our community in developing and embedding cultural practices intended to provide for people of all ages, income and ability, the opportunity to participate more directly and personally in meeting their own essential needs.

Respectfully submitted,

Jenny Lorens, Director  
Community Action Partnership  
North-central Idaho Area Agency on Aging  
124 New 6th Street  
Lewiston, Idaho 83501

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 11  
Date: 12/1/2010

**Troy Spreнке****RECEIVED****From:** Lynne Embrey [lynne.embrey@yahoo.com]**Sent:** Monday, October 25, 2010 6:40 AM**To:** pb@latah.id.us**LATAH COUNTY****Subject:** Ploughshares School

I would like to comment on the upcoming hearing of the Ploughshares School in Deary, ID. I am a neighbor of the French family and have attended several of their open house gatherings over the past 2 years, as well as the Polughshares exhibition at the Nez Perce county fairgrounds in Lewiston this summer. This family has a real love for preserving the rural nature of the area and have demonstrated a very high quality of stewardship of the land. Their gardens and orchards provide an abundance of produce and I would love to learn from them how to achieve this on our property. The exhibits in Lewiston demonstrated that these folks have a lot of skill and a lot to offer others who share the goal of sustainability. I think they are a perfect blend with Uoff's Sustainable Agriculture program and 'Mary Jane's Farm'. Their sustainable living workshops will offer a lot to area residents and are sure to bring in visitors who will contribute to the local economy as well.

Thank you,

**Lynne & John Embrey***The Gone Broke Ranch* *1081 Forks Road**Deary, ID 83823*

208.877.1703

[lynne.embrey@yahoo.com](mailto:lynne.embrey@yahoo.com)

Please consider the environment before printing this e-mail

10/25/2010

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 12  
Date: 12/1/2010

RECEIVED  
OCT 25 2010  
LATAH COUNTY

October 16, 2010

Latah County Zoning Commission  
522 South Adams  
P.O. Box 8068  
Moscow, ID 83843-0568

To Whom it May Concern:

I am writing to give my full support to Webb & Lisa French and their Ploughshares School. They have proven themselves to be outstanding, law-abiding citizens who are just the type of citizens and new business that Latah County desires. They have already contributed so very much to the quality of social life in Deary thru their efforts of serving at community dinners, Sr. Citizens Lunches, participating in quilting organizations, helping with various activities at annual Deary Days, and other activities. Anyone attending any of these functions would immediately admire the hospitable and extremely mannerly customs of the Frenchs, their children, and their friends. They are a total JOY to the community, and always set an example that others would desire.

I have become personal friends with the Frenchs and their children during the last year and am very happy that they have become citizens of Latah County and desire to establish a down-to-earth, admirable business in our area, teaching self-sufficiency, home-based skills and arts, carpentry, and all the crafts that were brought to this country from Europe to make it one of the greatest countries in the world.

I am very involved with other residents of Deary, Idaho, and the only complaint I have ever heard is that their school on Brush Creek Road "might" create a dusty road. They have assured us that they, themselves, will pay to have the dust on Brush Creek Road minimized.

I would like to express my opinion that Webb and Lisa French are exactly the people that Latah County desires to attract to further build an agriculturally-based economy and further the values that we, in Latah County, and the entire U.S. desire. They are exemplary in their personal and business dealings, and their family sets a personal standard for all families in the U.S.

Sincerely,

LaNore Parker  
1400 East Road  
Deary, Idaho 83823  
208-877-7730

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 13  
Date: 12/1/2010

**mknott@latah.id.us**

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**From:** Troy Sprenke [tsprenke@latah.id.us]  
**Sent:** Tuesday, October 26, 2010 4:15 PM  
**To:** mknott@latah.id.us  
**Subject:** FW: Conditional Use for Ploughshare School

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**From:** Judy LaLonde [mailto:judybl@hotmail.com]  
**Sent:** Tuesday, October 26, 2010 2:52 PM  
**To:** pb@latah.id.us  
**Subject:** Conditional Use for Ploughshare School

To the members of the Latah County Planning Commission:

I urge you to approve the Conditional Use Permit for the Ploughshare School. I

am familiar with their plans and I believe their school will benefit Latah County, meeting many of the objectives laid out in the Latah County Comprehensive Plan.

I cannot see where the school would conflict with any of the fourteen elements of the plan.

The nature of the school (size and operating times, etc.) means that it will not cause excessive traffic in a neighborhood.

It will not have a negative effect on public services required.

The school will not pollute or degrade natural resources, but on the other hand, help teach stewardship of those resources.

It will help preserve the rural character of Latah County, holding dear the traditions that make Latah County a desirable place to live.

Respectfully,  
Judy LaLonde

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Judy B LaLonde  
1021 McKeehan Road; Troy ID 83871  
208-882-3556

10/26/2010

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 14  
Date: 12/1/2010

Oct 26, 2010

RECEIVED  
NOV 01 2010  
LATAH COUNTY

To: Latah County Commissioners

From: The Moscow Senior Blind/Deaf Support Group

RE: Ploughshare Institute for Sustainable Culture

Dear Commissioners:

This letter is written in support of the Ploughshare Institute in their application towards the approval of the special use permit to conduct activities such as a school, visitor center, bed and breakfast, campground and an agricultural forestry related commercial business.

Members of the Support Group feel that the application submitted to the County Commissioners is consistent with the goals and policies of the Latah County Comprehensive Plan. The Ploughshare proposal will be an asset to the Deary Community and Latah County by providing local jobs and learning opportunities without compromising the natural environment, wildlife or water resources.

We strongly urge the County Commissioners to approve the Ploughshare's application for the conditional use permit.

Thank you for your attention to this matter.

Cordially,

Members of the Moscow Senior Blind/Deaf Support Group

*Margaret Flent*

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 15  
Date: 12/1/2010

Frances McConick  
Clara Dexter

Eileen Gov Annette

Luella Frey

Mary Japp

Kathleen Wright

Norma Johnson

Ralph Johnson

Margaret Flint

Everett Flint

Delen Anderson

Jo Ann Le Clair

**msknott@latah.id.us**

---

**From:** Troy Sprenke [tsprenke@latah.id.us]  
**Sent:** Thursday, October 28, 2010 8:30 AM  
**To:** msknott@latah.id.us  
**Subject:** FW: Conditional Use Permit for Ploughshare of Deary, Idaho

---

**From:** marilyn wanner [mailto:marilynwanner@hotmail.com]  
**Sent:** Thursday, October 28, 2010 7:32 AM  
**To:** pb@latah.id.us  
**Subject:** Conditional Use Permit for Ploughshare of Deary, Idaho

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To Whom It May Concern:

We are writing this letter in support of the Conditional Use Permit that is being sought by Ploughshare of Deary, Idaho.

Let us begin by saying that we moved to Latah County approximately 15 months ago from Virginia. After a fairly extensive search of a variety of communities in the western United States, we decided to settle in Latah County because of its "ruralness" and we believed it would bring us back in touch with childhood memories of open spaces with friendly and caring communities. And in that regard we have not been disappointed.

In our search, we were also looking for continued educational opportunities - something we believed would be provided by the proximity of two major universities. What we have come to realize, however, is that while we may have access to two very good educational institutions, what we really want to learn is not taught, or if it is taught - is not taught in the manner or style that is most conducive to our learning objectives. We want to get back to basics: baking our own bread, building our own fences, growing and preserving our own food, and making our own furniture. And that brings us to the point of this letter.

In reading the Latah County Comprehensive Plan, we understand that part of the Zoning Commission's responsibility is to preserve the rural character of Latah County and encourage "local and regional food self-sufficiency." That is exactly what Ploughshare is all about - helping people learn to do for themselves! We can think of no better way to move toward those two objectives in Latah County than to grant Ploughshare permission to begin to share the knowledge and expertise they have in this area.

Additionally, the Latah County Comprehensive Plan encourages "development of suitable land for recreational uses." At first blush it may not seem that Ploughshare would have any connection to recreational elements of land development, but for us learning how to quilt, can, make a chair, etc., would be a tremendous source of fun and recreation while providing real

10/28/2010

LCZC Hrg: CUP 824  
 Applicant: Ploughshare  
 Exhibit #: 16  
 Date: 12/1/2010

sustainable living skills - all with low environmental impact. By allowing Ploughshare to teach their sustainable living skills to our friends and neighbors, you would not only be preserving the rural character of Latah County but actually be promoting what we all cherish about Latah County.

Finally, from our point of view, allowing Ploughshare to pass on sustainable living skills in a non-institutional setting also promotes the Latah County Comprehensive Plan's cultural objective of "fostering other land uses to achieve a solid broad based and sustainable economic foundation."

Please don't let this opportunity for learning pass us by. Several months ago, we enjoyed a most educational and informative day visiting Ploughshare's "home base" in Texas. While we were somewhat dubious about what we would find when we arrived, within minutes of exploring the grounds, we were sold on this educational model. We can now confidently say that Ploughshare is an excellent opportunity to meld together several of the Latah County Comprehensive Plan objectives: cultural, economic, and recreational aspects while providing the citizens of Latah County a source of friendship, learning, and community - all with keeping the rural "attitude" intact.

Marilyn Wanner  
Peter van Eck

Troy, Idaho

**mस्कnott@latah.id.us**

**From:** Troy Sprenke [tsprenke@latah.id.us]  
**Sent:** Thursday, November 18, 2010 8:56 AM  
**To:** mस्कnott@latah.id.us  
**Subject:** FW: Ploughshare

**From:** tanya mcelfresh [mailto:mcelfret@yahoo.com]  
**Sent:** Wednesday, November 17, 2010 4:59 PM  
**To:** Pb@latah.id.us  
**Subject:** Re: Ploughshare

From: Tanya McElfresh  
> Sent: Wednesday, November 17, 2010 1:07 PM  
> To: 'pb@latah.idaho.us'  
> Cc: 'wfrench22@yahoo.com'  
> Subject: Re: Ploughshare  
>  
>  
> Good Morning:  
>  
> Personally and as the former Regional Director for Idaho Health and  
> Welfare, I would like to offer you my thoughts on Ploughshare and their  
> application for a teaching facility/school in Latah county.  
>  
> I fully support this concept and only hope that you will endorse and  
> approve their application.  
>  
> Many of our clients and families at Health and Welfare could have  
> benefited from the training this organization could offer. Such as: food  
> preservation, gardening, small farming, wood working skills, weaving,  
> sewing, etc. In addition to that, I believe many of the youth at our  
> Lewiston Juvenile Justice Facility, could benefit from participating in  
> these types of classes. Many parents in today's world are either too  
> busy or for whatever reasons, do not teach their children even the most  
> basic life skills that these classes could provide.  
> So many families in Idaho live in poverty and need to learn ways to live  
> a more sustainable lifestyle. Many of our young families have completely  
> lost the skills needed to grow and preserve their own foods, prepare  
> meals (outside of microwaveable!), sew, etc. Many of them could have  
> benefited from the possibility of small home businesses such as  
> producing artisan cheeses, selling home grown produce, wood working  
> projects, sales of knitted projects, etc. had they only been taught  
> these skills. I believe that through learning these types of skills many  
> families might be able to get off the public system and thus save tax  
> payer dollars. In addition to that, many families could benefit from  
> more quality time together as a family that these classes could provide.  
>

11/18/2010

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
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> In my current work with Indian Reservations across the country it is my  
> belief that these classes could also benefit our Native American  
> communities. They teach skills that have become a lost art in this  
> country! Skills that are vital to the survival of American Families,  
> particularly in rural areas. Entrepreneurship would be a benefit of  
> these classes!

>  
> These classes offer an opportunity for families to participate in  
> inexpensive educational opportunities, and spend quality family time  
> learning something new. Many families cannot afford a lot of outside  
> entertainment in today's economy. These classes could fill that gap  
> while providing much needed sustainable living education. The classes  
> also offer an opportunity to become part of a community of friends to  
> offer assistance, guidance, and help to families or individuals who  
> might not otherwise have that opportunity.

> Please consider this as my letter of support for this organization.

>  
>  
>  
> Tanya McElfresh  
> Senior Director, Indian Child Welfare Programs  
> [tmcfresh@casey.org](mailto:tmcfresh@casey.org)

>  
> Casey Family Programs  
> Indian Child Welfare Programs  
> 1999 Broadway, Suite 1415  
> Denver, CO 80202  
> 303.871.8201 office main number  
> 303.871.9321 fax  
> [www.casey.org](http://www.casey.org)<<http://www.casey.org/>>

> Fostering Families Fostering Change

>

**msknott@latah.id.us**

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**From:** Troy Sprenke [tsprenke@latah.id.us]  
**Sent:** Thursday, November 18, 2010 2:38 PM  
**To:** msknott@latah.id.us  
**Subject:** FW: Ploughshare permits

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**From:** Jan [mailto:thompsonhousebj@yahoo.com]  
**Sent:** Thursday, November 18, 2010 11:41 AM  
**To:** pb@latah.id.us  
**Subject:** Ploughshare permits

----- Original Message -----

**From:** Jan  
**To:** pb@latah.idaho.us  
**Sent:** Wednesday, November 17, 2010 4:08 PM  
**Subject:** Ploughshare permits

Latah County Zoning Commission

I would like to speak in favor of the Plowshare Project on Brush Creek Road at Deary Idaho. My family lives across the highway on Chuck Wells Road. We have used the services of Web French as a contractor, and served with his wife Lisa at the Deary Senior Center. They seem to be people of high character and would be sorely missed in our community. I personally would like to participate in some of the classes that are going to be offered. I hope this project will be approved by your commission.

Respectfully,

Wm. Thompson

11/18/2010

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 18  
Date: 12/1/2010

**mस्कnott@latah.id.us**

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**From:** Troy Sprenke [tsprenke@latah.id.us]  
**Sent:** Thursday, November 18, 2010 3:01 PM  
**To:** mस्कnott@latah.id.us  
**Subject:** FW: Letter of support

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**From:** carol.ann wassmuth [mailto:st\_gertrude\_justice@hotmail.com]  
**Sent:** Thursday, November 18, 2010 2:31 PM  
**To:** pb@latah.id.us  
**Subject:** Letter of support

To members of the Latah County Planning and Zoning Commission:

You have received a request for a zoning permit that would allow Ploughshare Institute of Sustainable Culture to build an educational center in Latah County. I support this request and urge you to issue the permit.

Thank you,  
Carol Ann Wassmuth  
465 Keuterville Rd.  
Cottonwood ID 83522

11/18/2010

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 19  
Date: 12/1/2010

**mknott@latah.id.us**

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**From:** Troy Sprenke [tsprenke@latah.id.us]  
**Sent:** Thursday, November 18, 2010 3:02 PM  
**To:** mknott@latah.id.us  
**Subject:** FW: Letter of Support  
**Attachments:** Ploughshare.pdf

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**From:** Melvin Johnson [mailto:MelvinJohnson@co.nezperce.id.us]  
**Sent:** Thursday, November 18, 2010 1:20 PM  
**To:** pb@latah.id.us  
**Subject:** Letter of Support

(Re. Latah County Zoning Commission hearing for conditional use permit for the Ploughshare Institute)

Attached please find a letter of support for the Ploughshare Institute of Sustainable Culture. Please place this in the public record. Thank you.

Melvin Johnson, Director  
Lewiston-Nez Perce County Emergency Management  
799-3084

11/18/2010

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 20  
Date: 12/1/2010

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# EMERGENCY MANAGEMENT

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P.O. BOX 898

• NEZ PERCE COUNTY COURTHOUSE

• LEWISTON, IDAHO 83501

• (208) 798-3084

November 18, 2010

TO: Latah County Zoning Commission

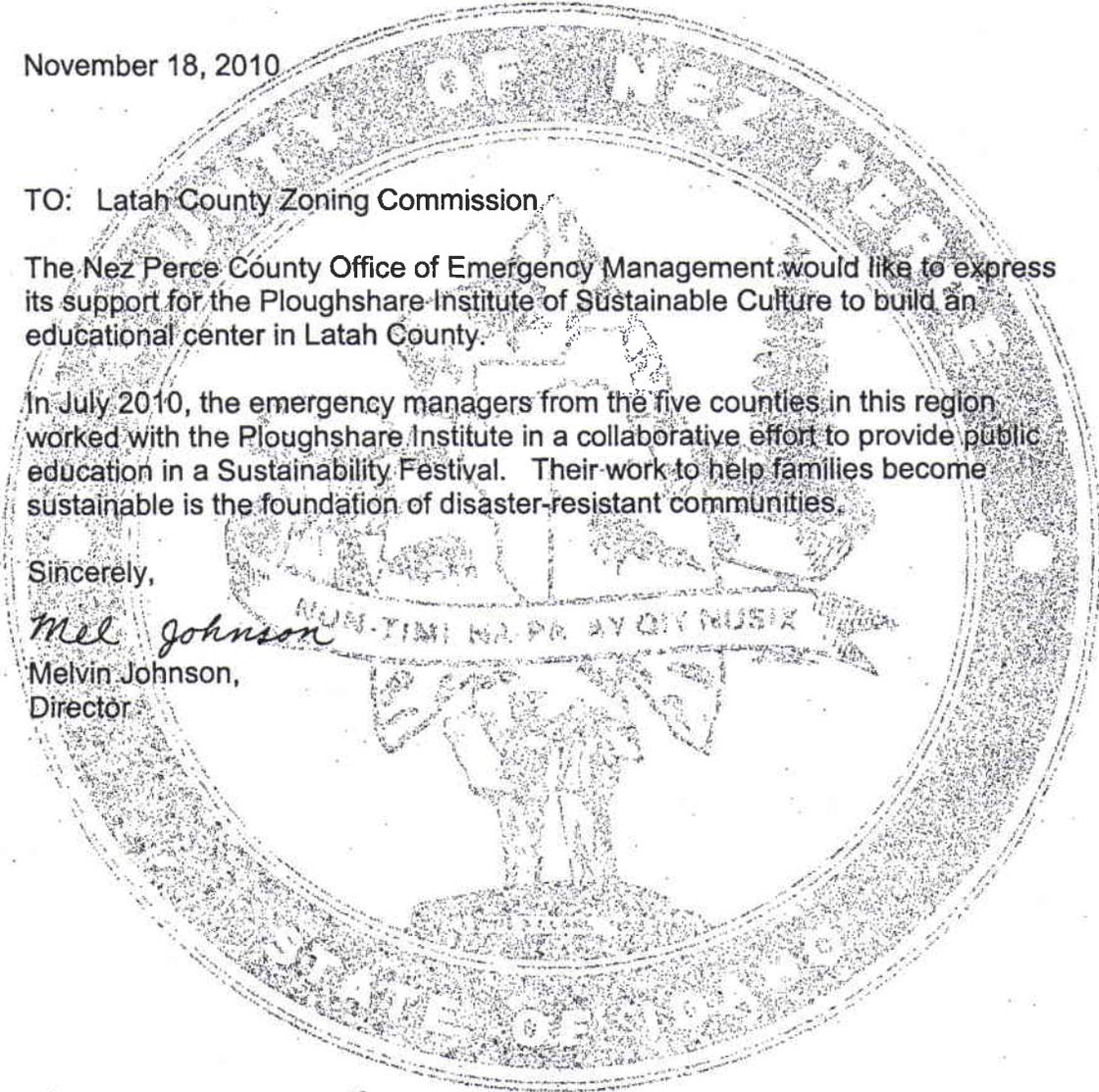
The Nez Perce County Office of Emergency Management would like to express its support for the Ploughshare Institute of Sustainable Culture to build an educational center in Latah County.

In July 2010, the emergency managers from the five counties in this region worked with the Ploughshare Institute in a collaborative effort to provide public education in a Sustainability Festival. Their work to help families become sustainable is the foundation of disaster-resistant communities.

Sincerely,

*Mel Johnson*

Melvin Johnson,  
Director



November 18, 2010

Latah County Zoning Commission  
ATTN: Chairman Wayne Sprouse  
PO Box 8068  
Moscow, ID 83843

Dear Chairman Sprouse and Members of the Commission:

I submit this letter in *support* of the zoning change request submitted by the **Ploughshare Institute for Sustainable Culture** that would provide for Ploughshare to build an intended educational center that stands to benefit the quality of life and essential life skills of our local community and beyond, for all ages.

I have personally known of Ploughshare and of Mr. and Mrs. Webb French and their family of Deary, Idaho for approximately one year. I am relatively new to north central Idaho and I must share with you that at almost 83 years of age, the tremendous difference that this family and Ploughshare have made in my life and my family's life is immeasurable. It is because of their demonstrated sense of parental responsibility and their ability to provide for the moral, spiritual and physical necessities required to establish and maintain good family and community, that I strongly recommend that their request for approval to build the Ploughshare Institute for Sustainable Culture receive favorable consideration.

Respectfully yours,

*Floyd J. Zorens, Jr.*

Floyd J. Zorens, Jr.  
CW4 Retired, U.S. Army

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 21  
Date: 12/1/2010

**msknott@latah.id.us**

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**From:** Troy Sprenke [tsprenke@latah.id.us]  
**Sent:** Monday, November 22, 2010 8:36 AM  
**To:** msknott@latah.id.us  
**Subject:** FW: Support for Ploughshares Institute

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**From:** Lee & Linda [mailto:horningranch@turbonet.com]  
**Sent:** Sunday, November 21, 2010 10:21 PM  
**To:** pb@latah.id.us  
**Subject:** Support for Ploughshares Institute

Dear Board Members,

My wife and I would like to recommend that the Ploughshares Institute be given their permit to proceed with their plans to carry on with their sustainable life school. We have made ourselves aware of the schools objectives and we feel that it a worthwhile idea and project. We see no harm to the community or that it will have a negative impact on the environment.

We have also become acquainted with the Webb French family. They are very respectful. Their kids are very respectful. The three older boys at age 21 years and below are becoming productive members of society. All three boys have an excellent work ethic which is a reflection of the their family's values. We had two of the three older boys build a new two car garage for us and they did an excellent job on it. Their work and work ethic was far above their age. We were very pleased with their work.

I, Lee, serve on the Latah County Highway District Board of Commissioners. Mr. French, representing the Ploughshares Institute, has attended several of our Board meetings. The county road is in excellent condition. Our Deary foreman, Dan Payne, has assured them that his department will keep the road up. In turn, Mr. French has furnished the Board with a written, signed document laying out conditions of improvement, paid for by the institute, if it becomes necessary for any further road improvements.

We do recommend that the school be allowed to proceed with their plans.

Thankyou,

Lee and Linda Horning  
2 miles, Hwy 9  
1187 Bower Road  
Deary ID 83823

Telephone 1-208-877-1492

11/22/2010

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 22  
Date: 12/1/2010

**msknott@latah.id.us**

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**From:** Troy Sprenke [tsprenke@latah.id.us]  
**Sent:** Tuesday, November 23, 2010 8:50 AM  
**To:** msknott@latah.id.us  
**Subject:** FW: Support for Ploughshares Institute for Sustainable Culture

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**From:** Gordon Hoffman [mailto:gordienj@gmail.com]  
**Sent:** Monday, November 22, 2010 7:18 PM  
**To:** pb@latah.id.us  
**Subject:** Fwd: Support for Ploughshares Institute for Sustainable Culture

----- Forwarded message -----

**From:** **Gordon Hoffman** <gordienj@gmail.com>  
**Date:** Thu, Nov 18, 2010 at 9:12 PM  
**Subject:** Support for Ploughshares Institute for Sustainable Culture  
**To:** [pb@latah.idaho.us](mailto:pb@latah.idaho.us)  
**Cc:** Jenny Zorens <jennyzorens@gmail.com>

Dear Latah County Commissioners,

Please add my name to the list of supporters for the permit to build a Sustainability School on the Ploughshare land near the end of Brush Creek Road. I was very impressed with the fair they put on at the Nez Perce County Fairgrounds this last summer. I think the skills they will be teaching are very vital and will have great value for so many local people ( I would like to take some of the classes myself). I have met many people of the Ploughshares group and they all have great integrity, and they are very nice. We are lucky to have had these folks discover our beautiful Deary area and be able to purchase their farm acreage and move there. The French family living there now is outstanding; they are an asset to our community. (and it was great to go to their neighborhood apple cider pressing event this fall). I can't imagine a reason why they wouldn't be welcomed and encouraged.

Sincerely, Gordon Hoffman

11/23/2010

LCZC Hrg: CUP 824  
Applicant: Ploughshare  
Exhibit #: 23  
Date: 12/1/2010