

Camp Rainbow Gold's Application Should be Judged on the Facts

As Camp Rainbow Gold ("CRG") prepares for the March 9th hearing, we would like to clarify certain claims that have been repeated in letters and documents submitted by CRG's opponents. It is unfortunate this misinformation exists given the efforts CRG has made to reach out to prospective neighbors, as well as the efforts by the County to publicize CRG's plans.

1. CRG's application has never included an auditorium with "capacity of 527 people in theater seating." Nor would it make sense to build such a facility given that CRG has limited itself to a maximum of 200 people on the property at any one time.

2. CRG's application does not include a 14,000SF dining hall. The actual number is 9,560SF and was chosen to accommodate the needs of children with wheelchairs and specialized medical equipment. It was also chosen to allow for "shelter in place" not only for campers, but for area residents in the event of an area-wide emergency condition.

3. CRG is not a commercial use under the County's own definition. Nor is there any restriction on commercial use in the RR40 zone. Other permitted and conditionally permitted uses in the RR40 are clearly commercial in nature.

4. CRG is entirely consistent with area residential uses. These uses include large residences, guest homes, caretakers' quarters, pool houses, barns, shops, etc., all totaling tens of thousands of square feet. A residential subdivision on the property would generate as many, or more, daily trips as CRG and would incur the same or larger impact on area roads.

5. This area will experience growth. The Triumph Ranch property immediately adjacent to CRG can accommodate 17 new residential lots. Given the type of residential development expected in the area, the impact of these new residential lots (again, permitted in the zone) will dwarf anything proposed by CRG. Those impacts will occur everyday, not merely during the 150 day-per-year maximum proposed by CRG.

6. There is no precedent created by CRG. CRG's proposal has been tightly defined and CRG will ask for a condition that it be limited by its submitted proposal documents. In addition, Blaine County Code clearly states that no conditional use permit is "binding precedent for the issuance of other conditional use permits." (Blaine County Code 9-25-9.A).

7. East Fork Road currently operates at Level of Service A, meaning it is well within capacity. CRG will not change that with only 46 trips (23 in; 23 out) on its busiest days.

8. CRG has been in consistent contact with emergency service providers and the County Road & Bridge Department to identify any needed upgrades to East Fork Road. Chief Elle, acting within his authority under the Fire Code, has indicated that Ketchum Rural Fire District will require East Fork Road east of Triumph be widened to 20 feet. CRG has discussed this with the County's Road & Bridge Department and CRG will agree to a condition of approval requiring the widening.

9. CRG has heard the concerns regarding use of the camp by CRG lessees. CRG will offer a condition of approval that limits these leases to only medically fragile camps. CRG will ensure that CRG uses the camp at least 50% of the actual time used. And any use by partners will require not only oversight by on-site CRG staff, but strict adherence to the rules of the conditional use permit (if granted).

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CRG agrees that the county's laws must govern the application. CRG has done that due diligence and is comfortable that this project can stand on its own merits and satisfy the County's standards of evaluation for conditional use permits.

Simply put, Camp Rainbow Gold knows this area is a special place and is asking their prospective neighbors to share it with CRG's campers and their families—who come from all over Idaho—for part of the year.

camp rainbow gold