

CONDITIONAL USE PERMIT Standards of Evaluation

Pursuant to Chapter 25, Section 3, Title 9 (Zoning Ordinance) of the Blaine County Code

An applicant for conditional use permit shall provide written responses to the Standards of Evaluation contained herein below in sufficient detail to allow the Commission or Board to evaluate the proposed action relative to said standards. In reviewing these applications, the Commission is required to find adequate evidence to support approval or conditional approval, or in the event such information is unattainable (or unavailable), deny the application.

The Commission or the Board shall review the particular facts and circumstances of each proposed conditional use in the terms of the following standards and shall determine if there is sufficient evidence to make findings that the proposed action:

1. Will, in fact, constitute a conditional use established for the zoning district involved;

Conditional uses for the Rural Remote District (RR-40) are set forth in §9-6-A-6. In particular, sub-section I includes “retreats” which are defined in §9-2 as “Facilities, including living accommodations, which provide for group withdrawal for prayer, meditation, study and instruction under a director. Accommodations cannot be used for general tourist trade, e.g., quasi-motel or resort.” Camp Rainbow Gold’s project complies with the retreat as described below.

The applicant proposes retreat facilities for children living with illness which include but is not limited to, living accommodations for participants, counselors, and staff. Additional structures that accommodate retreat uses include a dining facility, reflection/meditation center, art instruction facility, outdoor spiritual gathering amphitheater, health center, and outdoor recreation spaces.

No facilities on the property shall be used for general tourist trade, e.g., quasi-motel or resort. The applicant has a 25-year history of providing this use at another location within Blaine County that supports this fact. If the facility is to be used by other youth medical retreats, i.e. as a non-profit children’s retreat, said user would be managed by the applicant and used under all proposed conditions outlined within the application.

The applicants proposed program includes but is not limited to, facilities and activities that include individual reflection and instruction regarding the challenges that children face when living with an illness. The program facilities support the definition of retreat by providing a.) fourteen group sleeping cabins for counselors and participants; b.) shower facilities for participants; c.) staff cabins; d.) reflection/meditation center; e.) dining facility; f.) art instruction facility; g.) spiritual gathering facility; h.) lead staff and director facility; i.) maintenance facility.

Program instruction includes but is not limited to, archery, art projects, dance, mountain biking, hiking, ropes course, climbing wall, music, cooking, nature courses, spiritual and ritual ceremonies, etc. All activities and instruction are carefully monitored under the direction of a dedicated camp director, counselors, volunteers, and nurses.

2. Will be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan and/or this title;

- a) *Will preserve, through design and planning, the unique atmosphere and scenic quality of the East Fork Canyon.*
- b) *Will maintain scenic view corridors of the East Fork Canyon.*
- c) *Will maintain large tracts of open space and provide large setbacks from East Fork Road and adjacent properties.*
- d) *Will provide and maintain the rural character and visual experience of East Fork Canyon.*
- e) *Will maintain riparian vegetation and wetlands area by concentrating development of structures and uses outside wetlands.*
- f) *Will preserve the rural atmosphere through architectural and landscape design and planning.*
- g) *Will preserve natural site features through planning and design.*
- h) *Will provide on-site housing accommodations for all participants, staff, and volunteers to minimize traffic impact to East Fork Road.*
- i) *Will develop an adequate transportation plan to provide access with bus and high occupancy type of vehicles to prevent undue traffic to East Fork Road.*
- j) *Will create quality architectural design that is harmonious with the rural residential architectural character.*
- k) *Will maintain scenic view corridors by the installation of underground power and other underground utilities.*
- l) *Will provide high quality-of-life factors and a kaleidoscope of personal opportunities for participants.*
- m) *Will provide and enhance recreational opportunities for retreat participants.*
- n) *Will provide on-site health facilities and healthcare staff to enhance the overall health, safety, and welfare of the retreat participants.*
- o) *Will preserve the quality and scenic value of the water courses and the East Fork of the Big Wood River.*
- p) *Will provide and ensure emergency vehicle access including but not limited to, fire apparatus, ambulance, and helicopter. This access will enhance the overall health, safety, and welfare of the retreat and residents of East Fork.*
- q) *Will provide wildlife conservation and management as recommended by Idaho Fish and Game.*
- r) *Will provide and maintain access and winter range for big game, and other wildlife.*
- s) *Will provide large setbacks from East Fork Road and adjacent neighbors.*
- t) *Will provide adequate screening and separation to adjacent neighbors.*
- u) *Will manage service vehicles, deliveries, garbage, etc. to ensure and minimize vehicular traffic on East Fork Road.*
- v) *Will provide seasonal use periods to minimize year-round impacts.*
- w) *Will provide on-site maintenance facility to ensure the development is properly maintained.*

(Please see attached Camp Rainbow Gold supplemental folder)

- 3. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area. All outdoor lighting shall comply with chapter 29A of this title;**

The camp will be designed, constructed and maintained to be harmonious and appropriate in appearance with the rural East Fork Canyon character.

The architectural designs utilize simple gable and hip roofs, rustic detailing with natural materials and earth tone colors that blend with the surrounding environment. The proposed site planning along with the rustic architecture, natural materials and colors are compatible with the existing character of the area and will not change the essential character of the East Fork area.

The lighting strategy proposes to protect and promote the public health, safety and welfare, while preserving and protecting the scenic and aesthetic values and natural resources of Blaine County. Exterior illumination is proposed in a manner to only illuminate critical areas at the entrance and circulation components of the proposed structures. All proposed outdoor lighting will not shine directly on adjacent property or public rights of way. All outdoor lighting luminaires will either be full cut off and fully shielded or be partially shielded provided the lamp is not visible the luminaire has an opaque top or is under an opaque structure. Refer to the Section 3.7 of the application package for additional information and specifications on the proposed outdoor lighting luminaires.

- 4. Will not be hazardous or disturbing to existing or future neighboring uses;**

The applicant has proposed an environmentally friendly project that is sensitive to the natural surroundings, neighboring properties, and the East Fork community. Therefore, the project will not be hazardous or disturbing to existing or future neighboring uses.

A geotechnical investigation and report is completed for the proposed development. The geotechnical report identifies numerous test pit locations from which varying data regarding soil classification and groundwater levels were analyzed. This report was used to assist the design team to competently identify areas that may be sensitive for development and areas that are suitable for development of structure foundations, utility locations, and wastewater systems. Refer to Geotechnical Report in Section 7 for additional information and details.

A flood study and mapping effort is completed for the property to identify any areas on the parcel that may be subject to high surface water conditions. This study allowed the design team to minimize site disturbance by identifying areas within the parcel that are suitable for certain types of development and how flood characteristics interface with other constraints and natural elements on the property. Refer to the Flood Study in Section 8 for additional information and details.

A preliminary jurisdictional determination wetland evaluation is completed for the proposed development site. The evaluation and concurrent mapping effort allowed the design team to determine potential sensitive areas within the site and plan appropriate development of new structures and utilities outside of those identified areas. Refer to the Wetlands Evaluation in Section 9 for additional information and details.

Based on existing conditions information gathered from the various studies and reports, the project proposes a harmonious development of structures and utilities within the parcel that are respectful of the natural characteristics of the site. Refer to the Site Plan and Water and Wastewater Systems in Section 10 for additional information and details.

Traffic impact has been identified as a significant concern for the residents of East Fork Canyon, particularly the residents located in the Triumph area. A traffic impact study is completed for the proposed development based on data collected from the existing camp operations at Cathedral Pines. In response to East Fork residents' concerns, the study identifies numerous mitigation strategies to reduce the number of vehicles present on East Fork Road during camp operations. Most camp related traffic occurs during off-peak/rush-hour times. Refer to Section 11 for additional information and details. This application also considers what strategies could be implemented during any proposed construction phases to also reduce traffic disturbance for adjacent properties and neighboring uses. Refer to Section 3.8 for additional information.

A wildfire hazard reduction and mitigation plan is completed for the proposed development to identify areas where strategic and responsible plantings should occur. The plan also works with the overall landscape strategy to minimize disturbance and visual impact to adjacent properties by providing specific clearances from buildings while providing buffers and screening. Refer to the Landscape Plan and Section 12 for additional information and details.

A wildlife management plan is completed for the proposed development. To sensitively cohabit the area and protect the existing wildlife, the design team has consulted with Idaho Fish and Game to create wildlife management strategies and policies that will be implemented. Refer to the Site Plan and Section 14 for additional information and details.

- 5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuges disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such services;**

The applicant has contacted and reviewed the project with essential service providers, state agencies, federal agencies and has asked for specific project input and requirements. The project site design, architectural design, landscape design, wastewater design, fire suppression system, road design, and other project elements incorporate those requirements. The project will be served by all essential public services. Refer to Section 3, Section 10, Section 11, Section 12, and Section 13 for additional information and details.

- 6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;**

The proposed project and associated camp retreat usage, estimated to be less than one hundred fifty (150) days a year, will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of

the community. No additional public facilities will be required for the proposed project. Public services are currently provided to the existing properties beyond this proposed retreat.

- 7. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution, or safety hazards. Water pollution includes impact to surface and ground water and potable water sources. When the proposed use involves a potential contaminant source or potential contaminant as set forth in appendix A of this title, on file in the county, and is located within a wellhead protection area, the commission shall consider the impact of the project on potable water sources and determine whether there is sufficient information in the record to demonstrate that the project has been designed to mitigate adverse impact to potable water source(s).**

This retreat will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, dust, odors, vibration, water pollution or safety hazards. Traffic will be minimized by the use of a high occupancy managed vehicle plan (Refer to Section 11). The project will not create water pollution to surface or ground water sources, nor will it create adverse impacts on potable water sources. The retreat is not located in a "wellhead protection area".

(Please see attached Camp Rainbow Gold supplemental folder)

- 8. Will have vehicular approaches to the property which shall be designed as not to create an interference with traffic on surrounding public thoroughfares;**

East Fork Road provides access to the property with approximately thirty-three hundred (3,300) feet of frontage. Two access roads are proposed to access East Fork Road, with a separation distance of approximately 1,100 feet (400 feet is the minimum standard). Both approaches are designed for good sight angles and easy vehicular and emergency vehicular access. The project therefore will have vehicular approaches to the property which are designed as not to create interference with traffic on East Fork Road as shown on the attached Site Plan.

- 9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance; and**

The proposed project has been designed to respect the natural features and characteristics of the property, and maintain those features such as open space, surrounding views, wetlands, riparian areas, etc. Therefore, the proposed project will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

- 10. If the applicant or landowner with respect to an application for conditional use permit this chapter is the state of Idaho, or any agency, board, department, institution, or district thereof, the commission or the board, in addition to all other applicable**

standards are criteria hereunder shall take into account the plans and needs of the state or any agency, board, department, institution or district thereof, as required by Idaho Code Section 67-6528.

Not applicable.

B. Additional Standards: Additional standards for applications for a condition use permit in the floodplain overlay district are set forth in section 9-17-7 of this title. (Ord. 2011-01, 1-18-2011; Ord. 2010-06,05-25-2010; Ord. 2006-13, 10-26-2006; Ord. 2001-03, 3-19-2001; Ord. 96-3. 4-8-1996; Ord. 77-5, 3-28-1977, eff. 4-7-1977).

The applicant understands that additional permits will be required to construct and operate the project, which might include floodplain conditional use, stream channel alteration, wastewater, septic and Clean Water Act permits. Camp Rainbow Gold will obtain all applicable local, state and federal permits, and our extensive due diligence has not identified any significant obstacles to obtaining the necessary permits.