

2.4 EXISTING LAND USE OF SURROUNDING PROPERTIES

The 259.58 acres subject property at 708 East Fork Road, Blaine County, Idaho is located within the Rural Remote District (RR-40). Permitted uses include timber production, grazing, agriculture, open space recreational, wildlife reserves, and single-family residential use. Conditional uses are limited to public outdoor recreation facilities, sanitary landfills, public or private air fields, public utility installations, temporary mobile homes, mining ore mills, public campgrounds, gravel or shale pits, asphalt batch plants, retreats, group day care facilities, mining activity, accessory dwelling units, and wireless communication facilities. The Camp Rainbow Gold proposed conditional use on the subject property is a Retreat.

All parcels located within 300 feet of the exterior boundary of the property are also within the RR-40 District. Existing land uses on these parcels include three single-family residences with associated accessory uses, agricultural use, undeveloped private parcels, undeveloped BLM property, and undeveloped USFS property. Of the three single-family residences, only one residence is located within 300 feet of the subject property boundary. East Fork Road bisects adjacent private parcels to the east and west of the subject property. Hyndman Creek Road borders the west boundary of the subject property and continues through USFS property to the north.

