

To: Tom Bergen; Land Use Director, and the Blaine County P&Z

My name is Cally Galpin. I live at 101 Hyndman Creek Rd., adjacent to East Fork Ranch. I would like to voice my concerns regarding Camp Rainbow Gold's upcoming proposal for this property.

I would like to address numbers 3., 4., 5., 7., and 9., under Blaine County's Standards for Evaluation - 9-25-3.

Number 3. The existing character of this neighborhood consists of low density, single family homes. I believe this property should be held to the standard/purpose as stated for RR-40 (9-6A-1) - low density residential use. The neighbors have all built homes complying with that standard. A large commercial project does not fit with the surrounding properties.
No solution.

Number 4.

I believe a development of this scope would be disturbing to the existing and/or future neighbors. I think it would be a detriment to any future sales of homes and properties. In my opinion, people don't want to move out here to be next to a commercial enterprise with hundreds of people coming and going.
No solution.

Number 5.

I am very familiar with response times out here. An ambulance takes close to an hour in the summer, even longer in the winter. I have actually timed it a few times.

After the Beaver Creek Fire, Mike Ellie told us that WHEN, not if, a fire heads out this canyon, all the fire trucks would be behind the fire, we would be in front of the fire... and on our own. We put in another 20,000 gallon cistern, bought a pump and all the hoses, bought generators to keep our pumps running if the power went off, and created a bunker should we need to find shelter in a hurry....

There is no road for evacuation to the East.

The solution: Make a real road over Quigley.

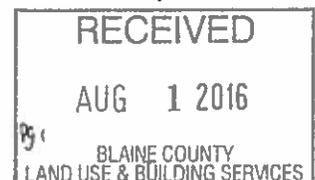
The paved section of East Fork Rd. is old, narrow, and deteriorating. it is inadequate for the traffic it carries now.

Ditto for the dirt section.

The solution: Bring all the roads up to Idaho code.

Number 7.

Something of this size would absolutely have a negative impact on the general welfare of all of us. The daily need for commercial trucks (Food, maintenance,



etc.), busses, and cars, would increase the traffic, adding noise, fumes, and dust - especially through Triumph and on the dirt section.

Adding this traffic becomes a safety issue as well. The roads are just too narrow. When faced with on coming traffic, especially the landscape trucks with wide trailers, garbage trucks, and even school busses, you often end up with 2 wheels in the dirt. The winter is even worse. And there are blind sections as well - spots where you cannot see oncoming traffic, bicycles, joggers.....People who are unfamiliar with the road tend to drift to the center. In the winter the road is even more dangerous. The road has many, many frost heaves. The plows can't really plow to the pavement. As a result of that, the road is very icy and even narrower. In the winter the road is so poorly maintained that UPS and FEDEX call us to meet them at the highway rather than come out here.

Solution: Rebuild the roads.

Number 9. (and a little of number 7. as well)

Much of East Fork Ranch is wetlands. Water pollution, with so many buildings, parking lots, and people is a concern. What about septic?

What make this property so attractive are the wetlands, East Fork Creek, the beaver ponds, and the riparian zones. Water sports were mentioned by members of the board as a big draw for this property. This is totally inappropriate. These are the areas that need to be restricted and protected. How would that even be possible with hundreds of people there for weeks (months) at a time? The negative impact would be, in my mind, unavoidable, enormous, and forever.

No solution.

I do believe that allowing such a project would be just the tip of the iceberg. What this board asks for today, (approximately 5 weeks for CRG, several months leased to the unknown), will naturally evolve into something bigger down the road. There will be a new board, with a new agenda, and perhaps a new P&Z as well. CRG should be able to grow, and adapt to its' future needs. To do this, it must choose a commercially zoned site, not a residential one.

Sincerely,
Cally Galpin
101 Hyndman Creek Rd.
Hailey

