

pzcounter

From: Sonya Wilander <swilander@gmail.com>
Sent: Tuesday, August 09, 2016 6:10 PM
To: pzcounter
Subject: CAMP RAINBOW GOLD CONDITIONAL USE



To Tom Bergen,

We live at 104 Cove Creek Road, which is the property that runs parallel to some of the land in consideration for CRG. I would like to voice my concerns with having something of this large a scale at this location.

I am writing my response to all the points on 9-25-3: STANDARDS FOR EVALUATION.

1. we are zoned a RR40 - this is residential zoning. I know there is an option to apply for a CUP under RETREAT. But that states that it is a spiritual retreat with a leader. This is not a retreat they are planning but a camp with intentions to rent out to other 501c3's to hold camps as well.

3. This does not fit in with the existing character of the general vicinity as it is low density residential zoning, and all the residents out here have tried to maintain the feel out here and comply with the standards. My husband is a professional tennis player and we decided not to build a tennis court out here as it would not be harmonious and appropriate in appearance with the existing character of the general vicinity.

4. I believe it will be hazardous and disturbing to us and others in the area. The road is treacherous in the winter and challenging in the summer when the horse trailers come out here and in the fall when hunting season starts. Especially the section of road from Triumph to the proposed location. It will also be disturbing to future neighboring uses as I believe people like ourselves have chosen to own a home 30 minutes from town to have the tranquility and beauty, if we wanted to be next to a commercial enterprise we would have bought right in town.

5. I do not see how this road, especially the dirt section from Triumph can handle more traffic, and the possibility of having to have ambulances come out this road for these kids. I have been told by the fire department that we are pretty much on our own if there is a fire out East Fork as there is only one entrance, the road out Cove Creek where we live is almost impassable by car.
e.g. When Janne Wenner bought his home out Hyndman and was renovating, his construction workers drove our caretaker and 2 of our guests of the road into the river on the south side of East Fork, as they had no experience driving on such a narrow road in the winter, they tend to drive in the middle of the road and then when they are faced with an oncoming car and slam on their brakes and start to skid into you. With so many different people driving out to CRG, especially if they rent it for profit to other organizations I truly believe we are going to have some serious accidents on East Fork Road.

6. I do not know what will happen to the road but to have a commercial establishment of this size the road would have to be bought up to standard and this will costs millions which could impact our taxes. I also believe it will be detrimental to the economic welfare of the community, as I do not believe anyone would want to buy our house at \$7 millions if we try and sell it, as they would not want



to pay that kind of money to be net to a commercial building of that size. It will impact economically the value of all the houses surrounding it.

7. This project will definitely be detrimental to all of us out here, with the noise pollution created by 156 camper and counselors and snowmobiles when they start renting out the facility during the winter, the noise of commercial companies coming out here for cleaning and food delivery and maintenance trucks. There will be excessive traffic with buses delivering campers, counselors, delivering food and medical supplies. The road is a safety hazard already, adding this amount of extra traffic is going to be dangerous. The road is already too narrow. I cannot speak about the water issues but I do know that there are a lot of wetlands on that property which has been home to Sand hill Cranes, moose families and mountains lions. That is another danger, especially to the children there, the wildlife is abundant.

9. There are a lot of wetlands on parts of this property and a project of this size will definitely damage and destruct the natural features of this area. The scenic views out here will be destroyed with so many building and parking lots. The wildlife will definitely suffer with so much land being used for buildings and parking lots, compared with 1 or 2 structures that would be build for a home. The negative impact to the wildlife is going to be huge.

I would like to add on a personal note that we built our house this far out of town to enjoy the beauty and tranquility of East Fork and we have put our life savings to our property and know that we will loose our money if CRG gets built at this location as we would never be able to sell in the future. My concern is, once they start this project where does it end? They will apply for a CUP for the winter, which they have stated they plan on doing. So now it will not only be used from May to October , which they intend doing in the beginning, it is going to be year round.

Sincerely,
Sonya and Mats Wilander
104 Cove Creek Road
Hailey

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