Nancy Cooley

From: Kristine Hilt
Sent: Tuesday, October 18, 2016 1:15 PM
To: Nancy Cooley
Subject: RE: Winter Sun CUP review
Attachments: IMG_2471.JPG

Nancy,

Heather's comments regarding the disturbed wetlands look accurate. Based on a site inspection I conducted on 9/29/16, I believe that the disturbance has been remedied to the maximum possible extent this fall. I will follow up in the spring to inspect and confirm that the revegetation efforts have been successful.

Kristine Hilt CFM
Code Compliance Specialist
Floodplain Manager
Blaine Co. Land Use & Building Services
219 1st Ave South, Suite 208
Hailey, Idaho 83333
(208) 788-5570 ext. 1177

From: Nancy Cooley
Sent: Tuesday, October 18, 2016 1:11 PM
To: Kristine Hilt <khilt@co.blaine.id.us>
Subject: FW: Winter Sun CUP review

Kristine,

When you have a minute, would you please read through the email below and let me know if the highlighted areas that Heather has responded to are accuate?

Nancy Cooley
Zoning Specialist
Blaine Co. Land Use and Building Services
208-788-5570 Ext.1147

From: Heather McMahan [mailto:heathermcmahan@gmail.com]
Sent: Tuesday, October 18, 2016 11:14 AM
To: Nancy Cooley <ncooley@co.blaine.id.us>
Subject: Fwd: Winter Sun CUP review

Hi Nancy,

4
EXHIBIT

I haven't heard back from Jim yet, but I don't want to keep you waiting. I guess if he has more to add, he can do so later.

Thanks,

Heather McMahan

On Oct 6, 2016, at 9:51 AM, Nancy Cooley <ncooley@co.blaine.id.us> wrote:

Hi Heather,

Hope all is well.

The P&Z Findings document is attached above. The conditions of the CUP are also stated below. The P&Z wants to review the CUP at a public hearing in November 2016. In order to accomplish this we need to have everything ready to go by October 20, 2016. I think the best way for you to prepare is to submit responses to the below conditions for the P&Z to review to the Land Use Office next week (Oct 11-Oct 14). I have provide some questions in red font to assist in your preparation. If you need to add or change anything regarding your operations of the horse park and the CUP, this is the time to request it from the P&Z.

Nancy

Conditions:

1. *The owner shall provide clear and unobstructed access to as many horse riding areas as possible for access of Ambulances and first responders if they are needed.*
   How did this work for you? The horse park had no problems providing clear and unobstructed access to all riding areas. The entire property is easily accessed by vehicles and there are 6 possible entries onto the property. What areas were you able to keep clear and unobstructed? All areas to horse riding areas were kept clear and unobstructed.

   Were any first responders needed this past season? First responders were provided for the Pony Club Rally as their rules require. However, there were no accidents that required their services.
2. *Hours of operation shall be 7AM to 9PM Monday through Sunday, May through October.*
   November through April, there shall be no riding activity on Lots 2, 3 and 4. Lot 1 is not restricted.
   How is this condition working for you so far? The hours of operation being 7am-9pm Monday through Sunday, May through October on lots 2,3 and 4 with Lot 1 being unrestricted is still agreeable to the park.
3. *The Wetlands and their 25' setback, as indicated on site map Exhibit A-8, shall remain undisturbed. This includes camping.*
   I will need to make a site visit at some point and the P&Z Commission may also. Have these areas remained undisturbed? No wetlands have

been disturbed. There is no camping allowed anywhere near the wetlands

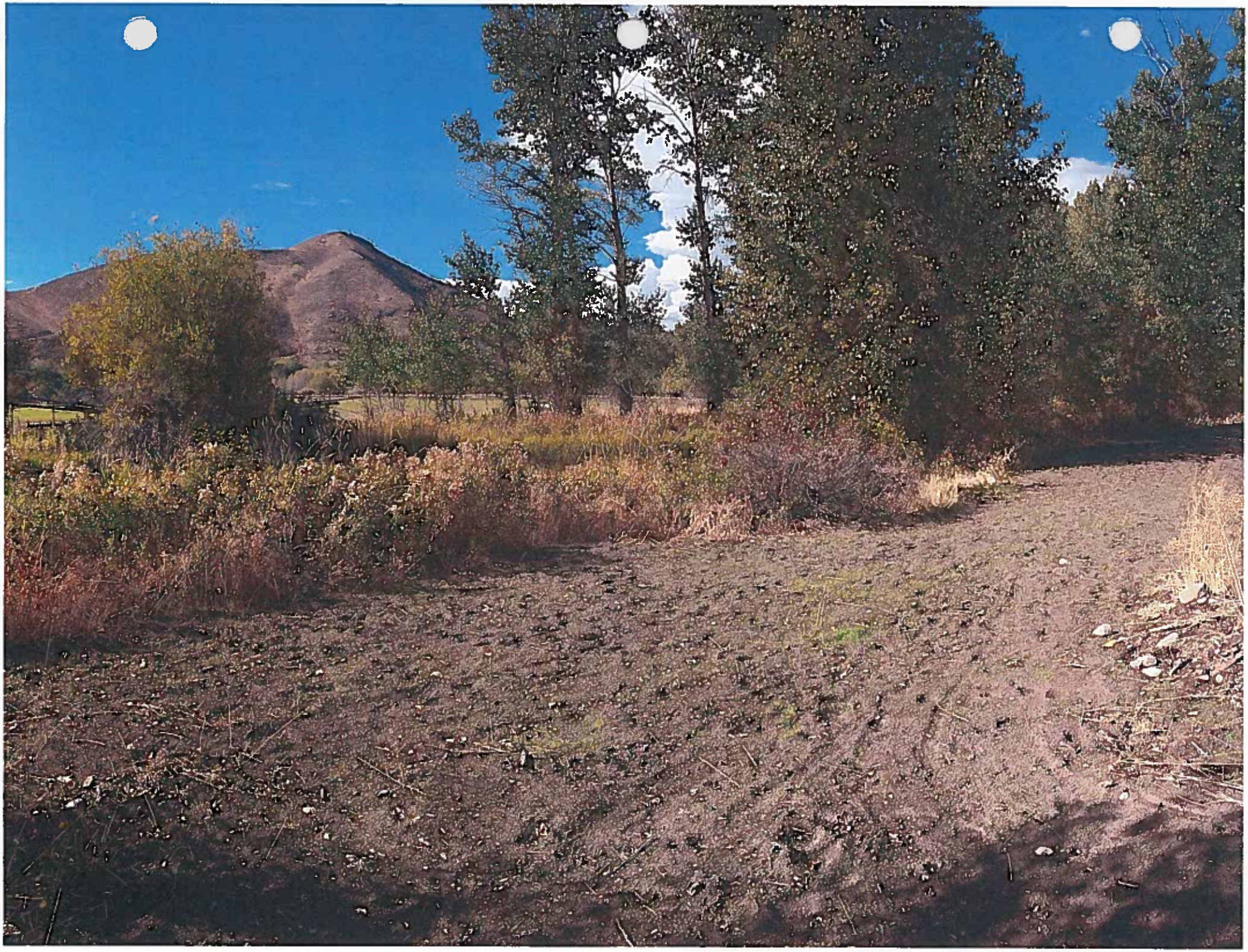
4. *The project shall comply with all applicable zoning, building, fire and health district regulations.*
   This is where the previous Wetland disturbance that you have worked with County Code Compliance to rectify should be addressed. Has everything been rectified? It was determined that there was no wetlands disturbance, but that there was a disturbance within the 25' riparian setback. This area has been regraded to it's original grade and is scheduled to be seeded on November 1st (weather permitting). Once the seeding is completed, a visible border and signs will indicate this is a horse-free zone.

5. *Any modifications to the approved plans shall require further zoning review, and may be subject to additional regulations pursuant to the Blaine County Zoning Ordinance. Any change in the location of the items designated on the site plan shall require additional review by Blaine County Land Use and may require additional administrative process, which may or may not include a new CUP application and a public hearing, at the discretion of Blaine County Land Use.*
   Hopefully you have complied with this. If you have not, you should have notified the Land Use office for their review. As noted above, now is the time to ask P&Z about any additions or changes to the existing CUP. No modifications needed.
6. *The Planning and Zoning Commission shall review the Conditional Use Permit in November of 2016.*
   As stated above, we need to have everything ready to go by October 20, 2016 in order to have a Public Hearing in November with the P&Z.
7. *The applicant shall work with the Co. Sheriff's Department to establish a plan to control traffic speed in the area for large events. The plan shall be provided to Land Use staff. The plan shall be provided within 30 days of the signed Findings.*
   Received June 28, 2016. On file.
8. *The following uses have been conditionally approved:*
   a) *Private and small group lessons* *About 15 per week*
   b) *On-site clinics* *Two this year*
   c) *The boarding of 50 horses or less* *Currently, 25 horses boarded*
   d) *Manure will be composted and spread on fields.* *Spreading scheduled for November*
   e) *A horse 4-H club may meet once or twice a week.* *4H meets on Monday nights, occasionally we will have a second meeting within the week.*
   f) *The cross-country course and obstacle course will be open to the public for a fee.* *Yes.*
   g) *Hosting up to 6 schooling shows per year. Each show will include up to 40 riders along with their support team. Temporary bathrooms for restroom facilities during the shows, adequate for the anticipated number of people, will be provided.* *The horse park hosted three*

shows this year. These shows never exceeded 40 riders. Restroom facilities and parking was more than adequate for the resulting attendance.

Provide information on each item. How many lessons? How many on-site clinics? How many horses are you boarding? Etc.

9. *There shall be no parking in any public right-of-way.*
   How are you enforcing this? Organizers and show producers are made aware of this restriction and help to enforce it. Additionally, there is always a horse park representative on call at shows to address issues such as these. After some discussion, organizers also re-designed the activities so that there was less focus on the areas near the road. This encouraged passers-by to enter the property and park rather than stop on the road. As a result, I think we only had one vehicle try to park on the road. They were immediately asked to move and did so.

Nancy Cooley
Zoning Specialist
Blaine Co. Land Use and Building Services
208-788-5570 Ext.1147

<P & Z - Findings - Winter Sun Rnch.26 Townsend Gulch CUP 2016.pdf>