

07/22/2021

## BLAINE COUNTY LAND USE

219 1<sup>ST</sup> AVENUE SOUTH, STE. 208  
HAILEY, ID 83333

Re: 310 Eagle Creek Loop Variance Application

We would like to express our concern regarding Mr. Stuart Campbell's variance application for his house at 310 Eagle Creek Loop. The adjacent property to the west, 306 Eagle Creek Loop, has been in our family for around 35 years. We have enjoyed the simplicity and space of the existing structures in the subdivision in keeping with the natural habitat, including the 25-foot setbacks. As we are also planning a remodeling job on our house in the future, we understand that property and houses need to be updated with accommodations for current and upcoming needs. However, we have several concerns regarding the proposed construction on the above-mentioned property.

- Instead of impacting the easement on the west side of the property, we would like to see the proposed garage built on the east side of the house, where the existing carport now lies, thereby eliminating the necessity for two driveways.
- We have concerns regarding the type of structure proposed. Stuart Campbell informed Ben in a phone conversation on 7/21/2021 that the garage is a Roper partial-pre-fab building, quick to construct and the only thing available at this time, quite unlike the other structures in the subdivision. We would prefer the proposed garage to match the materials existing on the house, and to be built by local contractors, eliminating what feels like a rushed job for immediate completion, rather than what is better for the existing property and subdivision.
- We have serious concerns that no complete architectural plans have been submitted with the proposed structure along with the variance request. We are vehemently opposed to blindly granting this variance without accepted architectural plans in place. Currently, Mr. Campbell's residency is a single-family dwelling. We would not want the garage to house a rental unit.
- Constructing a building any closer to our property line, and which will also house electric and/or gas working appliances will reduce the firewise component. Because of the wooded nature and proximity of the houses, a fire could potentially take down the entire subdivision.

However:

- If the proposed garage is allowed to be built within the setback to the west, we would prefer it be connected to the house, thereby reducing the impact upon our property line by increasing the distance from the requested 11-feet to a 16-foot variance.
- If the proposed garage is allowed to be built within the setback to the west, we would ask that the old, huge hybrid cottonwoods on the west and south sides of Mr. Campbell's property be taken down to reduce the firewise component.
- If the proposed garage is allowed to be built within the setback to the west, we would like an undulating berm built 4-8 feet tall and landscaped with evergreen trees, spaced appropriately, similar to what's on the east side of the house next to Highway 75, as discussed by Ben and the owner, Stuart Campbell, in a phone conversation on 7/21/2021.
- We would also request that any air conditioning units or other noise-producing units be placed on the east of the house to reduce additional noise pollution.

Thank you for your time and consideration. We intend to be present either in person or via Zoom for this hearing.

Sincerely,

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BEN AND PAULA BUCKENDORF  
OWNERS OF 306 EAGLE CREEK LOOP