

Daniel and Kathleen Been

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Andy Huddleston

Interim Director, Pend Orielle County

418 S. Scott Ave., Newport, WA 99156

February 5, 2017

RE: Spokane Slavic Church Recreational Use Open Bible Camp

Dear Mr. Huddleston

We are property owners of a five acre parcel, directly south of the property outlined in the CUP. We plan on retiring in our home and living the rest of our life in this pastoral, peaceful neighborhood. After studying the Conditional Use Permit, for the Open Bible Camp, we have several concerns about the **proponent's described use** and about the **casual, broad nature of the application**.

Infrastructure Impacts – Sewer

The applicant states "We will hook up to Diamond Lake water and sewer system as for waste ". That cannot happen as the Diamond Lake Sewer department does not have a "line goes along Telephone Road". This means some sort of septic/leach system will have to be built. This is not covered in the site plan or application. The leach could impact the water table and our property which is down slope from the property.

Infrastructure Impacts – Water

There is no surface water on the property. This means that the applicant/owner will have to drill wells. If the water is to serve “200 or more” residents, then there are perhaps going to be more than one well. This will seriously impact the water table which services our well.

Infrastructure Impacts – Street/Access

The property access is off of Telephone Road. Telephone Road passes our property. At no time, would we like to entertain the idea of “200 or more” cars passing by twice (minimum) during and after each event. Also, one must consider construction traffic, heavy equipment traffic and any delivery traffic to the project. The condition of Telephone Road is dirt, rock and rough. The vehicular traffic proposed will immediately deteriorate the road. There was no mention of paving, grading or maintaining Telephone Road.

Our grandchildren ride their bikes to our house, along Telephone Road. A “flagman” is not going to slow cars down, write traffic tickets and most importantly, not protect our grandchildren and other pedestrians along Telephone Road.

Infrastructure – Wildlife

The application states no impact on the environment. Particularly that the only wildlife in the area are “deer and elk”. Ecosystems cannot survive with only two large mammals as the only wildlife. We have watched the wild turkeys, hawks, eagles, songbirds and more animals on our property. We observed tracks of these animals during winter on our property. Maybe this proposed project doesn’t impact the environment, however a study should evaluate that decision. A layperson is not qualified to determine the environmental impact of this project. Since our environment is directly abutting the property, we feel an evaluation is required. Environment includes wildlife (animal and plant), air quality, water (and water table) quality, soil quality, mineral location, watershed impact and any aspect which impacts the existing environment of the area surrounding the project.

Infrastructure Concerns – Environmental Health

Risk of fire is always a concern in the forest. This concern is increased by fire circles, fire pits and children roaming around. The application states “we do not plan to store, use or produce any toxic or hazardous chemicals at the site”. Many hazardous chemicals could be used and were not listed. Several examples are aerosol cans, paints, batteries, bug spray and glue.

Concerns Specific to the Project Site

The application says that during peak season there will be “40 vehicular trips a day”. This number will essential double or triple the traffic on Telephone Road. Where on the site map are the parking places? This brings up the subject of how accurate is the site plan, how much are they held to what they draw and present ? RV Spaces is very vague. How many? Are they permanent? Are they transients? A camp by our property is one thing. But, an RV park with strangers coming in and out is different. The

Conditional Use Permit should include the use of the "camp" more specifically, especially when addressing RV parking. There is no fence between or properties now and none proposed in the application. This means that the camp participants can wander in and out of our property to gain a shorter access to Telephone Road. Another concern is the statement "We don't believe that the project will be an increased need for public service". How accurate is that statement? Not at all. They are never going to call the police? Fire department? Ambulance? Are they installing fire equipment? If there property starts on fire they are not going to just let it burn? That would certainly impact our home and acreage.

In general, we are not opposed to the use of the property as a "bible camp". We just feel that the use and conditional use permit need to be **more specific about the areas presented above**. A final concern, is that we are just lay people too. What if there are issues that their application doesn't address which we have no idea about. Please review this application again, carefully and have the applicant address these areas.

Sincerely,



Daniel James Been



Kathleen Ryan Been

