

Feb 6, 2017

To: Community Development Department

Re: Spokane Slavic Church Recreational Use Open Bible Camp
Conditional Use Permit application; written comments.

From: Deborah A. Stiles
942 E. Telephone Rd.
Newport WA 99156
(509) 447-5062

I am co-owner of 20 acres adjacent to the 80 acre proposed development site. I co-own this property with my brother, David R. Stiles, and my mother, Judith Diane Stiles, with rights of survivorship. Our property is the south half of Government Lot 7 in Section 6, Township 30 North, Range 45, E.W.M., Pend Oreille County, Washington State,

I have signed a written letter of concerns along with other landowners in the area, but wanted to submit a letter with my own personal comments as well.

I do not want this development to go through, at all. I request that this Conditional Use Permit be denied. I do not want a recreational use facility of any size, private or public, under any conditions, located on this property; especially as described in the permit application, to be used by a hundred to two hundred persons at any given time. Or, indeed, on any property in this area. Now, or in the foreseeable future.

I am not only concerned that sufficient water for this facility is simply unavailable in this area, particularly via wells, which are very low-producing here, or that existing sewage treatment does not have the capacity or hook-ups, that the land and wildlife cannot bear the heavy use, or that the roads cannot handle the traffic, all of which I believe to be true, but also that the property is not zoned for this type of use.

This area, including adjacent properties all up and down Telephone Road and out to the highway along the lake, has been zoned and developed as rural, residential with acreage of varying sized parcels, for decades. There are many residences with acreage, small tree farms, some pastures with hay, and light logging, but no resorts, camps, large businesses or complexes. People live here and have purchased land and homes here just for that reason!

I want future development in this area to remain rural, residential with acreage. I have no problem with subdividing to 10 or even 5 acre parcels for single family dwellings with outbuildings, etc.

My family has owned our 20 acres for 37 years, with continuous occupation. We have neighbors who have had their property in the family for generations.

We have some newer families and some that just moved here. None, not one, of the neighbors I have spoken to want this development to happen. In fact, they are adamantly opposed.

Approval of this land use permit, even with conditions imposed to mitigate concerns, effectively changes the zoning of this land from residential acreages to resort / recreational facilities which includes meeting / dining / chapel buildings, a gym, play fields, dormitories / cabins and an R.V. park.

I do not want to live next to this, or anywhere near it, and neither do my neighbors. Approval of this land use permit will continue to cause friction with residents, anger, frustration and probably legal battles in the future.

This area may be a large neighborhood in size, but it is a neighborhood all the same, with homes and families. How would most folks feel if someone were to pluck down a facility like this right smack in the middle of their neighborhood? Just because we all have acreage and forest-like surroundings doesn't mean we aren't in a neighborhood with homes and families.

The applicant wants to purchase 80 acres. They will want to grow. I believe that continual requests for new use permits will occur in the future. It will become a long-term battle for local residents to fight this growth, over and over again.

There is also the issue of the disruption caused by the development process over the next several years, clearing the land and construction. I feel our peace will be shattered, not to mention the impact to wild life in the area, both of which we cherish and enjoy.

This area is simply not the right place for a development of this type. There are surely other sites under consideration by the applicant that would be acceptable. I believe that my property value and its desirability will be ruined, should this development be approved. I don't think people will want to live next to or near this facility. I think it will have a very negative impact on the future development^{of} residential sites in our area.

Again, I request that this permit be denied.

Thank you for soliciting my comments and taking them into consideration,

Deborah A. Stiles
Deborah A. Stiles 2/6/17

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