

Andy Huddleston, Interim Director  
Pend Oreille County Community Development Department  
PO Box 5066  
Newport, WA 99156  
Slavic Baptist Bible Camp Concerns

Dear Mr. Huddleston,

I am an owner of property adjacent to and just to the east of the proposed Bible Camp site. My property is adjacent to and just north of the Diamond Lake sewage lagoons. The following are my concerns with the proposed Bible Camp project:

1. **The water and sewage situation.** In Section 3(b)(1) it is stated as follows: "Working on hooking up tp (sic) Diamond lake water and sewer system. If that does not work out, then we will have 2 wells that will discharge water used for drinking and showering." My major concern here is that wells in this area are usually very deep and have very little recharge rate. The well on my property, a few hundred feet from where the development is proposed, is at 185 feet and only has 5 gallons per minute recharge rate. Water wells are extremely hit-and-miss in this area, and providing enough water for an average 150 to 200 people per session is likely an unreasonable expectation. The proposal also states that "water hydrants" (presumably for fire protection) will be installed. No possible wells drilled on this property will support that. In my opinion, for the purpose which this land is proposed for use, it should be a requirement that the applicants must secure hookup to Diamond Lake city water and sewage or the permit should be declined.
2. **Impact to the land from clearing and construction:** This concerns me for two main reasons. The first is that in Section 3(c)(1), it is stated that the only runoff water the applicants expect is from "rain storms" and it will be collected in a pond. It is obvious that the applicants do not know this area very well. This area, as you are likely aware, can average several feet of snow in a given winter. In the early '80s I experienced a January where the temperature was -28 degrees. This was with no wind chill. Trees literally exploded from freezing sap. The proposed pond would need to take this kind of scenario into account due to the possibility of snow melt. My second concern is the issue of the uncontrolled spread of Washington State listed noxious weeds. In Section 4(e) the question is asked about known noxious weeds. The reply is "None". This is an incorrect statement. Noxious weeds often found in this area are: Dalmation Toadflax (*Linaria dalmatica* ssp. *Dalmatica*), Diffuse Knapweed (*Centaurea diffusa*) and Spotted Knapweed (*Centaurea stoebe*), which are Class B noxious weeds on the Washington State Noxious Weed List. In addition, St. Johnswort (*Hypericum perforatum*) can be found in this area, which is a Class C Noxious weed on the Washington State Noxious Weed List. Canada thistle (*Cirsium arvense*) is also in the area and is on

the Pend Oreille County Noxious Weed Control's proposed 2017 noxious weed list. There are likely more, but I have not surveyed the area for some time. I have some knowledge here as I was a county Noxious Weed Control Board coordinator for quite a few years in my younger days and held a Washington Statewide General pest control certification. I am concerned that disturbing all of this topsoil will allow for rapid and major infestation of the above mentioned weeds as well as others. Further, busing people in and having some drive in from various locations is one of the major ways to spread these weeds. There is a definite need here to contact the Pend Oreille County Noxious Weed Control department and coordinate a weed control program for this property, which I see no current provision for.

3. **Noise:** In Section 7(b), the applicants state "We don't believe the neighbors will be able to hear any noise from our site." I am extremely skeptical. My property is adjacent to the proposed Bible Camp area and my mother (82 years old) and sister live in a residence only several hundred feet away from the site of the proposed camp. The use and activities outlined in the application would fly in the face of this claim.
4. **Current land use:** In Section 8(a) the applicants state that: "It will not affect current land uses, The site currently is vacand (sic) land. Adjacent properties are; private residence, vacand (sic) land, diamond lake water and sewer district." This is also an incorrect statement. There are sporting uses in this area not limited to but including hunting during season(s). In Section 5(a) the applicants list animals observed or known to be on or near the site. They listed deer and elk. I have personal knowledge of Whitetail deer, elk, moose and wild turkeys in this area. Further, there are bear and occasional mountain lions. I personally observed a Canada lynx on my property and have seen some Chinese Ringneck pheasants in the area some years ago. This area can be heavily hunted. Impacting it with a camp surrounded by fences and providing noisy activities around hunting season will not sit well with outdoor sportsmen. It is also another area that hunters will now have to ensure they do not shoot towards.
5. **Traffic:** During the four times each year that Bible Camp is in session, between 150 to 200 people will possibly be on this site and performing various activities. The road in will have to be widened and maintained. Vehicular traffic during these times may be heavy. The proposal written description states that between 30 and 50 vehicles would be using the roads during sessions. The written description also states that: "For those that wish to attend the camp on their own authorized RV, there will be a designated area for RV parking with all the proper systems meant for RV parking." The number of RV spots is not given, nor are "proper systems" defined. Does this mean there will be sewage dump(s), water and electricity to these RV spots?

While I am in favor of (and support) church activities and Bible Camps, I believe that this proposed project is too invasive, too impactful and not suitable for this area. I realize that the property's location (near Diamond Lake and close to Hwy 2) make it desirable, and along with a very reasonable assessed value of the land, make it very attractive, but I believe there will be a lot of reluctance to this from the residents of Telephone road.

Thank you for allowing me to provide comments on this proposal. Please feel free to contact me via the following for any questions, concerns or comments.

Dave Stiles,

Property Owner

Cell: (253) 722-4573

Email: [ddstiles@1791.com](mailto:ddstiles@1791.com)