



Staff Report

Bromgard Special Use Permit for an RV Park, SUP-23-007

Hearing Date: March 11, 2024

Development Services Department

Applicant:

Melvin V and Linda Ann Bromgard

Property Owner:

Same

Representative:

Same

Planner:

Jennifer Kharri

Parcel Number:

RP08N01E348400

Parcel Address:

8150 Sweet Ola Highway

Lot Size/Project Area:

17.5 acres

Impact Area:

N/A

Current Zone:

"A-3" (Rural Agriculture)

Comprehensive Plan:

2023 Comprehensive Plan
Future Land Use: Agriculture
and Ranching – Small Lot

Current Uses:

Single family residence and dry
pasture land

Applicable Zoning Land Use

Regulations: GCC 11-7 and 11-6

Notification:

2/15/24-Agency
2/15/24-Mailing
2/21/24-Publication
2/16/24-Posting

Exhibits:

1. SUP Application

Brief Summary of Request

The property owners, Melvin and Linda Bromgard, are requesting approval of a Special Use Permit (SUP) to allow a recreational vehicle park. The use is proposed at 8150 Sweet Ola Highway on property that is zoned A-3, Rural Agriculture. The Mixed-Use corridor runs along Sweet Ola Highway 330' from the centerline on each side of the highway. "Recreational Vehicle Park" is listed as a "Special Use Permit" in the A-3 zone per Gem County Code (GCC) 11-5-5, Zoning Matrix. The property lies within the "Agriculture and Ranching – Small Lot" land designation of the Future Land Use Map.



Description of Character of Surrounding Area

The immediate vicinity includes a combination of rural residential and dry pasture land.

	COMP PLAN	ZONING	LAND USE
North	Agriculture and Ranching – Small Lot	A-3 and MX	Single-family residence, dry land pasture
South	Agriculture and Ranching – Small Lot	A-3 and MX	Single-family residence, dry land pasture
East	Agriculture and Ranching – Small Lot	A-3 and MX	Single-family residence, dry land pasture
West	Agriculture and Ranching – Small Lot	A-3 and MX	Single-family residence, dry land pasture

COMPREHENSIVE PLAN POLICIES & GOALS [Staff comments and analysis are shown in *italics*.]

The Comprehensive Plan defines the “Agriculture and Ranching – Small Lot” category as follows:

“This category includes agricultural and rangeland uses on primarily non-irrigated, dryland that allow for diverse agricultural and ranching uses. These areas may be restrained by topography, infrastructure, and/ or vehicular access and are intended to remain rural in nature. Gem County recognizes these areas as foundational to maintain the rural heritage and character of the County. Minimum lot sizes of 5 acres”

This property is located in an A-3 zone and within the Agriculture and Ranching – Small Lot designation of the Future Land Use Map. The definition does not specifically mention an RV Park or similar uses as being part of the long-term vision for Agriculture and Ranching – Small Lot areas. However, if the uses are approved through a SUP and are found to be largely compatible with surrounding land uses, the Commission may be able to approve the application.

ZONING ORDINANCE [Staff comments and analysis are shown in *italics*.]

- A. Schedule of Zoning Regulations: Gem County Code 11-5-5, Zoning Matrix, permits an RV Park with a Special Use Permit in the A-3 zone.
- B. Purpose Statement of Zone: Gem County Code 11-4-3.A. lists the purpose of the A-3, Rural Agricultural, zone as follows: “Lands lying within those unincorporated portions of Gem County that are restrained by topography and/or vehicular access and are intended to remain rural in nature without urban development. The regulations governing this zone are designed to protect long-term agricultural pursuits.

The Commission must find that the proposed use is consistent with the purpose of the zone. RV Parks are listed as a permitted use with a Special Use Permit.

- C. Other: The following sections of the Zoning Ordinance directly and/or indirectly address the application:

GCC 11-6-10 – Manufactured Home/Recreational Vehicle Park Improvements: Including standards for site selection, site improvements, site planning, etc.

GCC 11-6-11 - Stormwater Drainage Standards: requires any single development that disturbs more than one (1) acre of land to design their drainage and run-off plans in accordance with minimum standards.

If the project will disturb more than one (1) acre of land, to ensure compliance with this section, the applicant will need to prepare grading plans and Keller Associates (Gem County’s engineer) may need to review grading plans. The applicant will be responsible to pay for any engineering costs incurred by Keller.

REQUIRED FINDINGS & STAFF ANALYSIS [Staff comments and analysis are shown in *italics*.]

- A. Will in fact, constitute a special use as established on the Official Schedule of District Regulations for the zoning district involved;

Staff finds that the subject property lies within the A-3, Rural Agriculture zone. Gem County Code 11-5-5, Zoning Matrix does allow RV Parks within the A-3 zone with a Special Use Permit and is, therefore, found to constitute a special use as established on the Official Schedule of District Regulations.

- B. Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or the Zoning Ordinance;

Staff finds that the proposed use, if operated according to the proposed conditions of approval, will be in accordance with the objectives and policies of the “Agriculture and Ranching – Small Lot” designation on the Future Land Use Map of the Comprehensive Plan, as outlined above.

- C. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

Staff finds the existing character of the area is rural, with scattered single-family residential in the vicinity. The intended character of the area (as defined by the Comprehensive Plan) is to remain rural in nature. Depending upon the level of traffic and noise, the proposed use has the potential to change the existing and intended character of the area.

Staff finds that determining what is "harmonious" in a particular neighborhood relies strongly on the residents of that neighborhood. As such, the Commission should review this finding after reviewing the written comments and hearing from both existing residents and the applicant and their plans to address any compatibility concerns. The Commission should consider any necessary mitigation measures to protect the character of existing homes in the vicinity if the finding can be met.

- D. Will not be hazardous or disturbing to existing or future neighboring uses;

Several written comments were submitted by neighboring property owners in response to the public notice for this application. They were filed in opposition to the request. Their concerns were related to the traffic noise, impacts on existing wells, irrigation ditches, security, privacy, decreased property values, RV length of stay, septic system and contamination precautions, etc. The RV Park has the potential to be disturbing to existing and future uses.

Staff finds that the proposed use has the potential to be disturbing to neighboring uses. The Commission should review this finding in relationship to the evidence presented at the hearing and proposed conditions of approval while considering other mitigation measures if necessary if this finding can be met.

- E. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishments of the proposed use shall be able to provide adequately any such services;

Staff finds that the proposed use could be adequately served by the Gem County Sheriff's Department, Mosquito Abatement District, Emmett Sanitation and Gem County Fire District #2. The Commission should also refer to any comments submitted from impact agencies during the course of the open public hearing. Staff received correspondence from Road and Bridge Director, Neal Capps, which have a couple conditions and concerns that will need to be addressed.

- F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

Staff finds that the proposed use will not significantly increase demands on public facilities or services, assuming all conditions of approval are met. No public service providers raised this as a concern during the public comment period. The applicant is responsible for paying all improvement and other costs associated with ensuring the operation complies with public requirements. There are no anticipated negative impacts on the public facilities and services. If operated in accordance with county regulations, it should not be detrimental to the economic welfare.

- G. Will not involve uses, activities, processes, materials, equipment and conditions or operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

As noted in finding D above, the main foreseeable detriment to the general welfare could be excessive noise and traffic. This is heavily dependent on the volumes of traffic generated by the new use.

Staff finds that determining what is “detriment” in a particular neighborhood relies strongly on the residents of that neighborhood. As such, the Commission should review this finding after reviewing the written comments and hearing from existing residents and the applicant and their plans to address any such concerns if the finding can be met.

- H. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;

The Gem County Road and Bridge Department will require a commercial approach to be built for the use.

- I. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Staff finds that the application would not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Comments

Public Comments

Public hearing notices were mailed to ten (10) parcels in the immediate vicinity. At the time of this report staff received 8 letters of concern regarding the proposed SUP.

County Agency Comments

Staff informed applicable agencies of the proposed development and the responses are attached.

Decision Options

- The Commission may **approve** the SUP; or
- The Commission may **approve with modified conditions of approval**; or
- The Commission may **deny** the SUP.

Staff Recommendation

The Commission must consider the evidence and testimony presented during the public hearing prior to rendering its decision concerning this application. Staff has raised questions concerning findings “C”, “D” and “G” and that the Commission should address at the public hearing. Any minor outstanding concerns can be included in the County’s permit as conditions. Should the Commission make positive findings of fact and vote to approve this application, staff recommends that the approval, at a minimum, be subject to the Site-Specific Conditions of Approval attached in Exhibit A.

STAFF REPORT EXHIBIT

Exhibit A – Site Specific Conditions of Approval



MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

109 SOUTH MCKINLEY, EMMETT, IDAHO 83617 WWW.GEMCOUNTY.ORG PHONE: (208) 365-5144

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- | | | |
|--|--|---|
| <input type="checkbox"/> APPEAL | <input type="checkbox"/> PLANNED COMMUNITY | <input type="checkbox"/> SUPPLEMENTAL AMENDMENT |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input type="checkbox"/> REZONE | <input type="checkbox"/> VACATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT | <input checked="" type="checkbox"/> SPECIAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> SPECIAL USE PERMIT (MINERAL EXTRACTION) | <input type="checkbox"/> ZONING TEXT AMENDMENT |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input type="checkbox"/> SUBDIVISION, PRELIMINARY | |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT | <input type="checkbox"/> SUBDIVISION, MODIFICATION | |

PROJECT NAME: Sweet Springs RV Park

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: SE Section: 34 Township: 8N Range: 01E Total Acres: 1.5 Acres

Subdivision Name (if applicable): _____

Site Address: 8150 Sweet Ola Hwy Lot: _____ Block: _____
City: Sweet

Tax Parcel Number(s): _____ Current Zoning: A-3 Current Land Use: Dryland Agriculture Pasture

PROPERTY OWNER:

Name: Melvin V. & Linda Ann Bromgard

Address: 8150 Sweet Ola Hwy

City: Sweet State: ID Zip: 83610

Telephone: 208-963-1263

Email: mbromgard@gmail.com

APPLICANT:

Name: Same

Address: Same

City: Same State: " " Zip: " "

Telephone: 208 584 3310

Email: lbromgard@gmail.com

I consent to this application and allow Development Services staff to enter the property for site inspections related to this application.

I certify this information is correct to the best of my knowledge.

Linda A. Bromgard
Signature: (Owner)

" "
Date Signature: (Applicant)

June 16 2023
Date

OFFICE USE ONLY

File No.:	Received By:	Date:	Fee:	Receipt No:
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548 23-007

EXHIBIT 1-1

To whom it may concern:

We the undersigned are putting forth our letter of intent and facts for a special use permit. Our plan is to create an attractive and useful R.V. Park with short and long term parking. Our park will be in compliance with all the requirements of the comprehensive plan and / or zoning ordinances. Our park will border the Sweet Ola Hwy at the west side of 8150 Sweet Ola Hwy property. We would provide a 12' wide 4' high privacy Berm on three sides with trees and shrubs. The trees will be short enough to not interfere with the power lines. The current speed limit on the entry side of the park is 30 MPH. Our plan is to work with County Road and Bridge to enlarge the roadway on our side in front of the park for safe pullover into the park. This way traffic flow would not be affected. The entry dimensions will be 40' wide with a generous 20' wide loop driveway through the park. This would all be in accordance with Gem County Road and Bridge. The road base will be 12" deep (pit run from Church Enterprises) topped with $\frac{3}{4}$ minus gravel. There will be another exit out the back of the R.V. Park that loops back to the road just east of the RV Park entrance. This would provide plenty of room and options for emergency vehicles. We want to put in 6 pull through spaces, 20' wide and 50' long with 6' between spaces, 7 back-ins also 50' long and 22' wide. The islands between the R.V. sites will be provided with water, 30 amp power, and sewer hookups (following south western Health District recommendations). Water will be supplied by a well and will be tested for any safety concerns. A drain field and septic tank will be installed per SWD Health requirements. Our goal is to provide an attractive, quiet and restful spot for those traveling or vacationing. We would contract with local garbage pickup and garbage bins would stay inside the park, not on the street. There will be a 12' by 20' maintenance room (storage for tools, etc.), laundry room (2 washers and 2 dryers), and 2 outside door bathrooms on either side of the building. We are not asking for any special privilege as it pertains to Police and Fire Protection. We aim to provide an attractive and useful site for public use. We plan to put up a nice looking sign (around 4x8) near the entranceway, 15' off roadway. Hours of operation will be 7:00 AM to 9:00 PM.

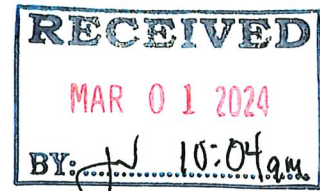
Sincerely,

Mel & Linda Bromgard

*This is something Sweet needs.
Georgia Hale
Melinda Hale*

EXHIBIT 1-2

EXHIBIT 1-3



To Whom It May Concern:

I am writing in regards to the SUP 23-007 Sweet Springs RV Park. I have many concerns. First, the actual need for our little community to have another RV Park as we already have the Montour campground and Roystone RV Park. Has full capacity ever been attained? I think not.

2) Short-term Campers/Weekenders- For the majority of them they just want to get away and have a fun weekend. That usually includes partying and the overuse of alcohol/drugs. This is a residential area! Many of the neighbors living in close proximity to this proposed Park have filed noise complaints with the Sheriff's department due to other noise issues. I foresee more to come if this is allowed. We live here because we like our quietness.

3) Long-term Campers- Unfortunately, they tend to be lower income individuals who move in with all of their "stuff". Once settled, that "stuff" has to go somewhere. Usually stacked and stored under or around their RV. The longer they are there the more "stuff" they acquire. This becomes an eye sore to our little town.

4) Age of RVs- In the initial application letter submitted, nothing was mentioned about restricting older RVs from being allowed to use the Park. In general, most parks require all RVs to be no more than 10 years old and are strictly enforced. RVs tend to need more maintenance than a regular stick house. So upkeep is a major factor.

5) Well water- Sweet has seen a number of new homes being built in the last 5 years and even more to come. From the new homes on Timber Butte Rd, Brownlee Liberty Rd, to the new development on Kirkpatrick Rd. There's only so much water down there!

6) Fire and Medical services- The additional services needed will put more of a strain on our volunteer system already.

7) Police- refer to # 2 & #3. Check the stats!

8) Taxes- Campers do not pay property taxes! All they do is drain the system! See #6 and #7. Gem county is already trying to stretch the Tax dollars that it receives and it is very obvious that it is not working. So why allow it to continue.

9) Property Values- Anyone wishing to sell their property who lives close to an RV park, Good Luck!! Most buyers avoid buying property close to one due to the above factors. Property values will drop.

My husband and I, together have approximately 40 years of personal experience traveling with our RV for work. So we have seen a lot! Good and bad. Please deny this application.

Thank you,
Dave & Wanda Gorley

Stephanie Crays

From: Jenny Furst (Gmail) <jenny1st@gmail.com>
Sent: Thursday, February 29, 2024 1:28 PM
To: Stephanie Crays
Subject: SUP 23-007 Sweet Springs RV Park

Please confirm receipt of this email.

To Gem County Development Services Department:

We are writing regarding SUP 23-007 Sweet Springs RV Park. We live on Kirkpatrick that runs parallel to Sweet Ola Hwy and can see the property at 8150 Sweet Ola Highway from our home. We have concerns.

1. Changes the face of our neighborhood.
2. There are two RV parks in the area that are never at capacity.
3. Decreases property values.
4. Well water and not enough to go around. Timber Butte area has issues with water and new houses going up as it is.
5. Fire and medical services are on a volunteer basis in Sweet and will put a strain on our volunteers.
6. We are used to a quiet neighborhood and why we live in Sweet.
7. We have two kids under 8 as well as young kids in the neighborhood and we want to keep the area safe from transients.
8. Issues that come along with short term and long term campers; partying, noise, drugs, alcohol and wandering onto neighbors property.

Please decline this application for all the above reasons.

Sincerely,

David and Jennifer Furst
8030 Kirkpatrick Rd.
Sweet, ID 83670
(805) 212-0929

Stephanie Crays

From: Chris Beck <chrisbeck1993@gmail.com>
Sent: Sunday, February 25, 2024 8:30 PM
To: Stephanie Crays
Subject: March 11, Sweet RV Park Special Use Permit Applicable

Development Services
Gem County Planning and Zoning Committee
Meeting ID: 886 7452 8008
Sweet RV/Trailer Park Application
March 11

Hello,

I am writing in opposition to the proposed special use permit listed above for numerous reasons. For reference, I live less than a mile from the proposed location, and have a visual sight from my property. Please see the supporting reasons below:

* This immediate area has been zoned agricultural and residential by the county. My family has invested a large amount of financial recourse into our property, largely due to the location and based on local zoning classifications. To allow for revision now would degrade trust in the validity of these classifications, and degrade the value of the neighboring properties.

* While it is unclear the exact intent of this special use permit - whether it be for short term "camping" or long term RV housing, is unclear. However, our Sheriff has already told us that they do not have the resources to effectively patrol this area and be proactive in stopping crime up here. As a result, no enforcement of stay timelines (if any have even been proposed) would be enforced, and this will turn into a low income, longer term housing community. While our community currently gets along just fine with limited law enforcement presence, introduction of this type of housing could significantly increase the crime rate, and put undue strain on our community.

* Ground water in this area is already very scarce. My family has invested an exorbitant amount of financial recourse in locating water for our home and livestock. Although we were finally successful in obtaining water, there were several occasions where we did not have access to any water at all due to the loss of groundwater. Again, all of the wells currently in this area are agricultural or residential. Allowing for installation of a commercial well within this close of proximity to hundreds of residential and ag wells that are already very sensitive and limited in recourse is irresponsible, and puts a large number of local families at risk.

* There is no local benefit to this proposed project. Roystone Hotsprings operates an RV park and is located 5-7 minutes from the proposed location. Montour Campground is also within 5-7 minutes of the proposed location.

* There is no safe ingress and egress into the property, and it would cause increased traffic in an unsafe area. The entrance into the property is within 100 yards of a 55 to 30 MPH speed limit transition, which also accompanies a sharp blind corner. While this is cause for concern during good conditions, this stretch of highway is rarely plowed in the winter. Increased traffic in and out of this area will result in increased accidents in an area that, again, does not have the recourse to support it. Additionally, it is a narrow 2 lane highway with little to no shoulder. Large, arriving RV's would have to pull nearly all the way into the oncoming traffic lane (again, on a 55-30 blind corner) in order to make the ingress turn.

At the end of the day, I am not looking for conflict and am all for neighborly love and cooperation. That being said, I fail to see how this could bring any benefit to our community, and it poses so much potential risk. Thank you for your time and consideration.

March 1, 2024



To Gem County Planning and Zoning Commission,

I am writing concerning the upcoming meeting on Monday's March 11, 2024 public hearing to consider an application for a Special Use Permit submitted by Melvin and Linda Bromgard to allow the operation of a trailer park at 8150 Sweet Ola Hwy, Sweet, Idaho.

We are close in proximity to the above address and proposed trailer park and will be severely impacted by the decision you make. Our address is 8091 Sweet Ola Hwy, Sweet, Idaho. We chose to spend our life savings buying property and building a new home on our small acreage property specifically because it is a residential/agriculture location where livestock can be raised and a slower pace of life can be enjoyed. **We are against allowing the above mentioned trailer park under any circumstances as our way of life and value of property will be severely impacted, in a negative way.**

First of all, there are already 3 campgrounds within a few miles from our property as well as free camping on BOR land close to the reservoir. They are in recreation areas within close proximity to the Payette River. Montour BOR Campground, River Life RV Park and Roystone Hot Springs. We, here in Sweet, do not want or need another campground! Most homes in our area will lose a great deal of value in their properties, if this were to pass. We are primarily residential agriculture and want to keep it that way. There are over a dozen homes and ranches within a few miles surrounding the proposed site which are worth a great deal of money, and tax revenue for the county. The community has already voiced opinions against tiny home and camping in Sweet at previous GC&PZ meetings in the recent past.

Secondly, some of our greatest concerns are as follows.

1. **TRAFFIC** - An increase of daily traffic will not only be extremely disturbing to those of us with homes closest to the street, it could also impact us as well as the potential clients of the park, from walking our dog or taking a walk, as there is no sidewalks or trails to walk pets on. The posted speed is 30 MPH, but we have observed that the traffic is consistently moving at much higher rates of speed. We have even had to gate our driveway so our dog is not a casualty of fast moving traffic! There is also a concern due to the curves in the road and lack of shoulder for approaching vehicles. An example would be travelers who arrive outside the office hours due to no fault of their own and forced to sit in front of the property waiting for entrance. The truck or trailer will be idling near our home and will be a obstacle for traffic on such a small roadway. The potential of a traffic/pedestrian accident will increase. Please refer to the attached map, labeled Article 1.

2. **SECURITY AND LAW ENFORCEMENT** - The county resources are spread thin in our part of the county, as far as law enforcement goes. If a true emergency were to hit the county some area residents were told by law enforcement that we would have to fend for ourselves. There has been an uptick in calls for assistance from law enforcement from local campgrounds in recent years. The fact that more and more people are using campgrounds as long term housing solutions has increased problems associated with it such as loud altercations and disturbances, garbage left all around the sites, urinating in public, black and grey water spilling onto sites from old or unmaintained campers. We have personally ran into people bathing at the Payette River who had been living at Montour BOR Campground. As a matter of fact, the Gem

County Fairground trailer park had to shut down due to too many complaints and problems with long term camping in the park! **There are many homes extremely close to the proposed site and we will hear and see everything that occurs on a daily basis!**

3. NOISE/LIGHT POLLUTION - Light and noise pollution is of great concern. Due to the proximity of the proposed trailer park, the amount of additional noise and light will increase exponentially! Pets, children, celebrations, or just enjoying the outdoors, will cause an increased amount of noise surrounding our home. The proposed park is just too close to not cause a huge amount of noise to us and surrounding homeowners. The lights around the park and on the parked trailers will cause additional problems with homes being so close to it, as well as headlights of moving vehicles driving in and out.

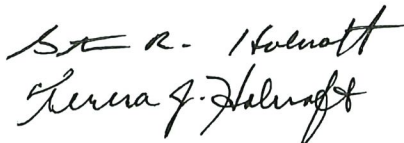
4. WATER-SEWER - Wells in Sweet are varied from one extreme to another. Some are 500', some originate from the many springs crossing the Sweet valley floor. Some wells are shared. A neighbor has shared with us the fact that they have to coordinate use of the well with their neighbor due to the drawdown of the aquifer below the property. They have run out of water if they both use water at the same time for large use such as laundry and lawn sprinkling at the same time. We are downhill from the proposed park and have a large spring which crosses the main roadway and wraps through our property. Our well is believed to be drawing from this underground spring and we are very concerned this trailer park and its increased demand on water on a daily basis will negatively affect our water! The same goes for sewer. The bigger the demand the more it could compromise the water which runs under our properties. Twelve units on 1 1/2 acres on one septic system is ridiculous and will burden the drainfield to possible failure and potentially affect our water quality.

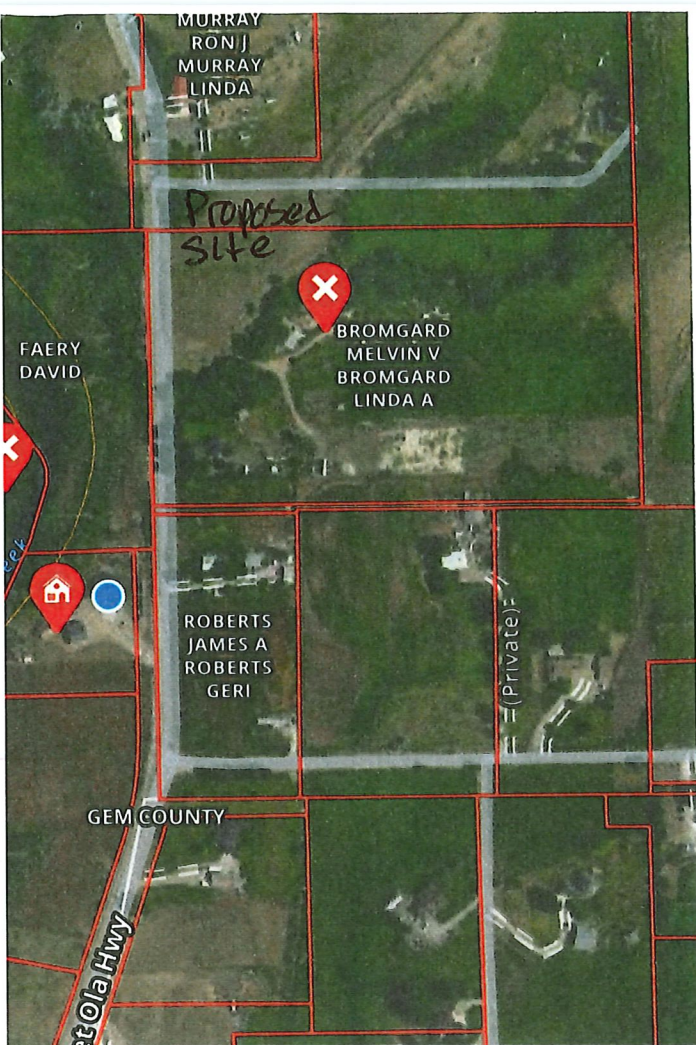
There is a huge ditch which goes under Sweet Ola Hwy near the proposed entrance to the park. This will be a huge cost to the taxpayers because water is involved and will need to be safely studied and covered up with culverts and dirt. I do not believe the taxpayers should play a part in enlarging this section of Sweet Ola Hwy, nor a study of groundwater for the covering up of a large ditch which is on the proposed property. This roadway is too narrow and curvy for anyone to be pulled over on the roadway waiting for entry to the trailer park or looking for the address. As I said previously, the speeds used are much higher than the posted 30 MPH. We are lucky to see police presence once or twice a month monitoring speeds by the school zone. We have seen vehicles that appear to be doing 60 MPH in front of our home.

Again, we are adamantly opposed to any trailer parks in Sweet. We want to keep it strictly residential ag which many of us appreciate and are very invested in. **Please do not approve this permit!**

Respectfully,

Steven and Teresa Holcroft
8091 Sweet Ola Hwy
Sweet, ID 83670
(208)365-6097
teresaholcroft2000@yahoo.com

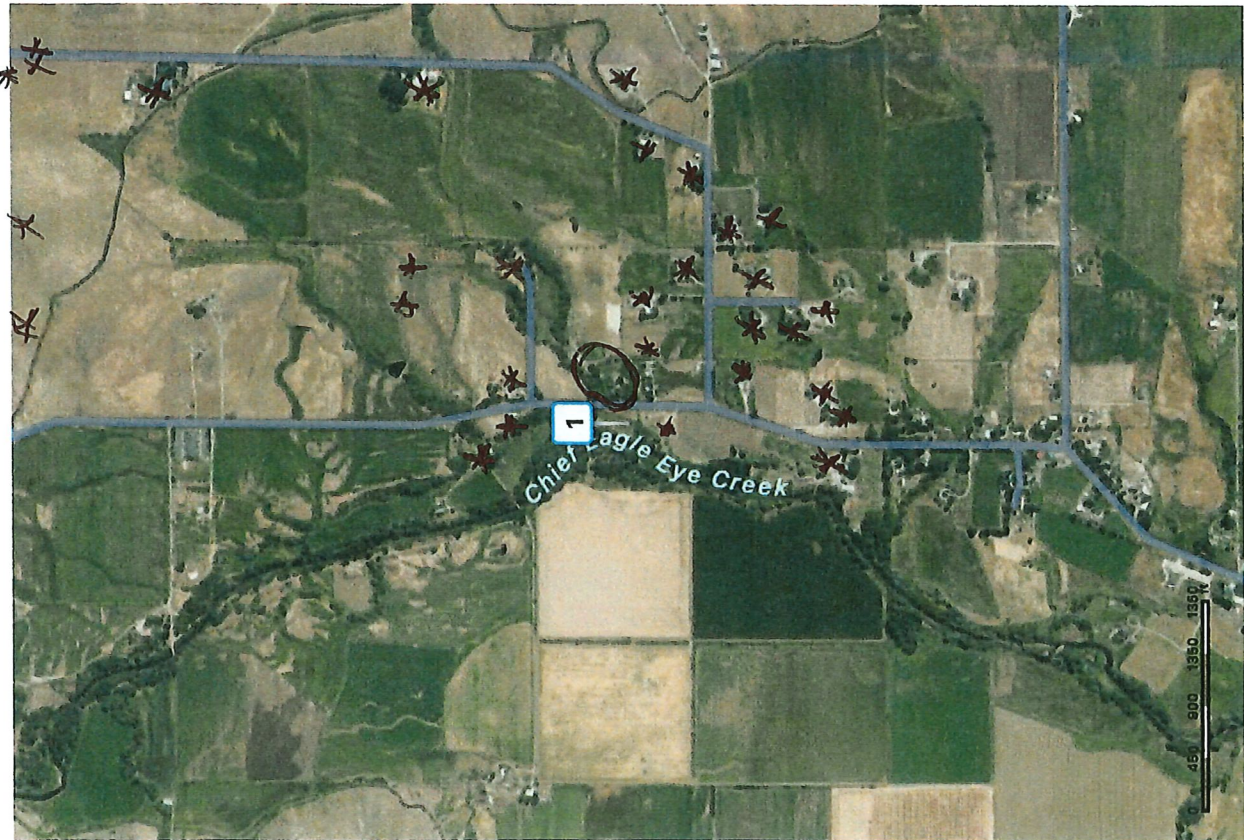
Handwritten signatures of Steven and Teresa Holcroft. The first signature is "SA R. Holcroft" and the second is "Teresa J. Holcroft".



Narrow Roadway -
 Sweet Ola Hwy
 Curve on north
 Limited view
 Fast speeds
 Close neighbors
 no shoulders (level)



Article 1



Sweet — Gem County
Sweet Ola Hwy

Proposed trailer park
circled, labeled 1
Very Close to waterway
Chief Eagle Eye Creek
OVER 2 Dozen Homes
Near site, marked *

Concerns Regarding Sweet Springs RV Park



We are responding to the proposal to build the Sweet Springs RV Park at 8150 Sweet Ola Highway. We own property at 7979 and 8079 Sweet Ola Highway. We are opposed to this RV Park because of the below listed concerns.

- 1) The exit road from the RV Park enters the Sweet Ola Highway at a point that there are blind corners in each direction in an area that has at 30 MPH speed limit where many people travel faster than that speed.
- 2) One septic system for 13 units in an area that does have springs, as 2 enter Chief Eagle Eye Creek on our property. Is it normal to approve such a system on such a small rural Gem County parcel(less than 2 acres)?
- 3) At looking at other RV parks in the area, there are adjacent outdoor amenities such as backing up to Chief Eagle Eye Creek, an adjacent pool, or by the Payette River. Does not having an amenity such as these lend this RV Park to mostly permanent residents?
- 4) Does a RV Park negatively affect surrounding property values of the single family residential?
- 5) The berm is not high enough, it should have been proposed at 6 feet with landscaping.

Thank you,
David and Luane Dean



1

Gem County Development Serv Dept.
109 S. McKinley Ave
Emmett Ida 83617

James & Dolores Robert
8100 Sweet Ola Hwy
Sweet Id 83670
phone 208-584-3558

Concerning the special use Permit for
a RU Park at 8150 Sweet Ola Hwy
Sweet Id, 83670

project name Sweet Springs RU Park.
We oppose this project because
there are so many questions not
answered, which prompted me to
ask about this endeavor next door.

1. Address is a residential home, zoned
agriculture use. Will rezoning
cause property taxes around the
'Park' to increase?
2. Where will the office for this 'Park'
be? Pictur layout does not show
an office. Who will man it from
7am to 9pm. each day.
Where is the rental agreement?
How will the renters be informed
about quite hours and property
boundrys?

2 cont.

Will those boundaries be on the 1 1/2 acres only?

3 Entrance to the Park will be right after a curve, Will there be warning signs?

Traffic on our Road seldom obey the speed limit. We have minimal Law Enforcement on the road between Kirkpatrick and the LDS church.

4 Emergency Exit in the picture is unclear. Shows Ron Murrays private driveway, but not clear where it goes either direction??

5. where are the garbage bins?

6. What fire safety equipment will be in place?

7. Dry Pasture Land with Plans for Trees and shrubs

How will they be watered?

8 Has the well been drilled?

Picture indicates well is in direct line of our new well.

(old well gone dry)

3 cont It takes a lot of water to maintain 13 trailers, wash room, 2 extra Toilets and new plants.

9 How big is the drain field? the area has a lot of river rock, water runs down hill, west towards Square Creek.

10 Requesting Long term stay? How long and are there extra requirements for the longer stay?

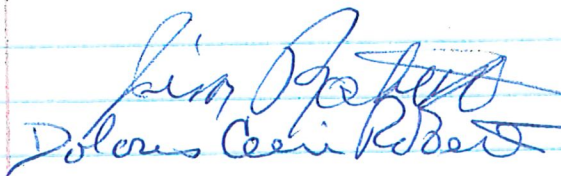
There are 2 RV Parks less than 10 miles from here, that are very seldom full.

Our family has owned the property next door for almost a century.

We enjoy the deer in our yard, feed the birds & quail. We don't want to "Loose" the quiet setting.

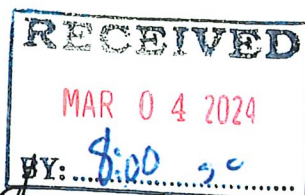
It's worse today than yesterday
One day at a time

God Bless this community,


Dolores Cecil Roberts

We oppose this project
for all the reasons
stated above.

COMMISSIONERS;



I AM IN OPPOSITION OF PROPOSED
RECREATIONAL VEHICLE PARK AT 8150 SWEET
OLA HWY.

THERE ARE THREE REASONS, (1) WATER & SEPTIC,
(2) TRAFFIC AND (3) WE DON'T NEED A RV PARK
IN THIS VALLEY.

(1) WATER IS A SERIOUS CONCERN. THIS PROPERTY
SITS ON THE SAME AQUIFER AS OURS. WELLS
ARE DRYING UP ALREADY WITHOUT THE HELP OF
13 MORE PLOTS USING IT UP. I HAVE QUESTION
ABOUT SEPTIC LEACHING INTO LARGE CANAL RUNNING
THROUGH PROPERTY THAT EMPTIES INTO SQUAW
CREEK.

(2) TRAFFIC HERE HAS TRIPLED IN LAST 6 YEARS.
WE HAD AN AVERAGE OF 50 CARS/VEHICLES AN
HOUR PASS THROUGH HERE TO 185 AN HOUR ^{TODAY} IT
IS WORSE ON WEEKENDS.

(3) THERE IS NOTHING HERE TO BRING RV'ERS HERE.
MY CONCERN IS THE "LONG TERM" CLAUSE IN
THE PROPOSAL. THIS TELLS ME THAT PEOPLE WILL
BE LIVING THERE FULL TIME.

(3) CONT:

THERE ARE SEVERAL RV PARKS IN THE COUNTY THAT DO NOT FILL UP AND ARE HALF FULL WITH LONG TERM CUSTOMERS, FURTHERMORE, THERE IS A CAMP GROUND IN MONTGOMERY, 3 MILES AWAY. ALSO, ROYSTONE HOT SPRING & RV PARK. SAME RESULT, HALF FULL TIME RESIDENTS. THIS FACILITY IS ALSO 3 MILES AWAY. WE DON'T NEED ANOTHER PARK. IT WILL LOAD UP WITH TOY HAULER R V'S ON WEEKENDS CAUSING TRAFFIC. ON THREE OCCASIONS, LAST SUMMER, THERE WERE 60 SIDE BY SIDE VEHICLES HEADING INTO HILLS ALL SPEEDING & WAVING. WE DON'T NEED ANOTHER OF THIS. WE HAVE MILLION DOLLAR PROPERTIES HERE & THE INSTALLATION OF A RV PARK WILL IMPACT OUR PROPERTY VALUES.

PLEASE TAKE THESE COMMENTS & CONCERNS INTO ACCOUNT WHEN MAKING YOUR DECISION.

THE BROMBARDS ARE NICE PEOPLE BUT THIS IS THE WRONG PATH.

THANK YOU,
Michael Carver



JUN 16 2023

BY:

MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

109 SOUTH MCKINLEY, EMMETT, IDAHO 83617 WWW.GEMCOUNTY.ORG PHONE: (208) 365-5144

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- ☐ APPEAL
☐ COMPREHENSIVE PLAN TEXT AMENDMENT
☐ COMPREHENSIVE PLAN MAP AMENDMENT
☐ DESIGN REVIEW
☐ DEVELOPMENT AGREEMENT
☐ PLANNED UNIT DEVELOPMENT

- ☐ PLANNED COMMUNITY
☐ REZONE
☒ SPECIAL USE PERMIT
☐ SPECIAL USE PERMIT (MINERAL EXTRACTION)
☐ SUBDIVISION, PRELIMINARY
☐ SUBDIVISION, MODIFICATION

- ☐ SUPPLEMENTAL AMENDMENT
☐ VACATION
☐ VARIANCE
☐ ZONING TEXT AMENDMENT

PROJECT NAME:

Sweet Springs RV Park

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: SE Section: 34 Township: 8N Range: 01E Total Acres: 1.5 Acres

Subdivision Name (if applicable):

8150 8310 Sweet

Tax Parcel Number(s):

Lot: Block:

Site Address:

City: Sweet

Tax Parcel Number(s):

Zoning: A-3 Current Land Use: Dryland Agriculture Pasture

PROPERTY OWNER:

Name: Melvin V. & Linda

Address: 8150 Sweet Ola

City: Sweet State:

Telephone: 208-963-1263

Email: M1Dranigard@gmail.com

Telephone: 208 584 3310

Email: lbrangard@gmail.com

I consent to this application and allow Development Services staff to enter the property for site inspections related to this application.

I certify this information is correct to the best of my knowledge.

Signature: (Owner)

Date Signature: (Applicant)

Date

OFFICE USE ONLY

File No:

Received By:

Date:

Fee:

Receipt No:

SUF 23-007

To whom it may concern:

We the undersigned are putting forth our letter of intent and facts for a special use permit. Our plan is to create an attractive and useful R.V. Park with short and long term parking. Our park will be in compliance with all the requirements of the comprehensive plan and / or zoning ordinances. Our park will border the Sweet Ola Hwy at the west side of 8150 Sweet Ola Hwy property. We would provide a 12' wide 4' high privacy Berm on three sides with trees and shrubs. The trees will be short enough to not interfere with the power lines. The current speed limit on the entry side of the park is 30 MPH. Our plan is to work with County Road and Bridge to enlarge the roadway on our side in front of the park for safe pullover into the park. This way traffic flow would not be affected. The entry dimensions will be 40' wide with a generous 20' wide loop driveway through the park. This would all be in accordance with Gem County Road and Bridge. The road base will be 12" deep (pit run from Church Enterprises) topped with $\frac{3}{4}$ minus gravel. There will be another exit out the back of the R.V. Park that loops back to the road just east of the RV Park entrance. This would provide plenty of room and options for emergency vehicles. We want to put in 6 pull through spaces, 20' wide and 50' long with 6' between spaces, 7 back-ins also 50' long and 22' wide. The islands between the R.V. sites will be provided with water, 30 amp power, and sewer hookups (following south western Health District recommendations). Water will be supplied by a well and will be tested for any safety concerns. A drain field and septic tank will be installed per SWD Health requirements. Our goal is to provide an attractive, quiet and restful spot for those traveling or vacationing. We would contract with local garbage pickup and garbage bins would stay inside the park, not on the street. There will be a 12' by 20' maintenance room (storage for tools, etc.), laundry room (2 washers and 2 dryers), and 2 outside door bathrooms on either side of the building. We are not asking for any special privilege as it pertains to Police and Fire Protection. We aim to provide an attractive and useful site for public use. We plan to put up a nice looking sign (around 4x8) near the entranceway, 15' off roadway. Hours of operation will be 7:00 AM to 9:00 PM.

Sincerely,

Mel & Linda Bromgard

*This is something Sweet needs.
Georgia Hale
Melvin Hale*

Stephanie Crays

From: bobkb . <bobkb@speedyquick.net>
Sent: Monday, March 4, 2024 11:42 AM
To: Stephanie Crays
Subject: Trailer Park

I do not think it is fair to allow a trailer park to be placed in a residential area. i feel the county commissioners should decided where to locate commercial property before approval of the trailer park. Is an apartment building next? I do not mean to be a hypocrite as i have a split before you but i feel a trailer park will have a significant impact on the other home owners in the area. Best Regards, Bob Bowen

EXHIBIT A

PRELIMINARY SITE-SPECIFIC CONDITIONS OF APPROVAL BROMGARD FILE #SUP-23-007

♦*These conditions of approval, if the SUP is granted, shall be met prior to the operation of the business.* ♦

1. This permit is subject to an annual review by the Development Services Department.
2. This permit shall be in substantial compliance with the applicant's attached letter of intent and site plan.
3. The permit is non-transferable to another property and is only valid 8150 Sweet Ola Highway.
4. Only 12 RV spaces are permitted for hook-ups with this permit.
5. The applicant shall obtain a Certificate of Zoning Compliance and Building Permit from the Development Services Department prior to the start of any site work, building of structures more than 120 square feet in size or remodeling of existing buildings. This includes obtaining a valid septic permit through Southwest District Health prior to issuance of any building permit and prior to operating the RV Park. The emergency access and turnaround standards found in GCC 11-6-3.I shall be reflected on the zoning certificate site plan.
6. All stormwater design and improvements for the construction site shall comply with GCC 11-6-11, as approved by the County Engineer. The applicant shall submit a grading and drainage plan with the certificate of zoning compliance application.
7. The applicant shall obtain approval from Fire District #2 for the access roads. A copy of the approval letter shall be sent to the Development Services Department.
8. The applicant shall install a 6-foot privacy fence (not chain link) along the RV Park boundaries.
9. The applicant shall comply with the conditions from the Road and Bridge Department letter dated February 26, 2024.
10. All trash and/or garbage collection areas shall be enclosed on at least three sides by a solid wall or fence of at least four feet in height or within an enclosed building or structure.
11. All lighting shall be fully contained within the property boundaries and not cause a nuisance or distraction to neighboring properties or to drivers.
12. No permanent off-premise signs are permitted with this permit and all on-premise signs need a permit and shall comply with the Gem County Sign Ordinance.

GCC 11-7-11: LAND USE TIME LIMITATIONS:

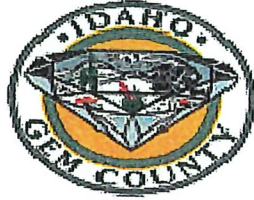
- (1) Commencement: When a special use permit is granted, the land use or construction of its facility proposed in the application must have commenced within one (1) year of the date of the final decision by the Commission, or the Board or a court of appropriate jurisdiction (if appealed) and completed within two (2) years of the same date. Upon expiration of the use or the approval of that use as provided by this section, the applicant can seek approval of the use only by filing a new initial application for review by the Commission.
- (2) Expiration: After the one (1) year period has expired, if any person, including staff or member of the Commission, files a written notice presenting sufficient evidence, as determined by the Administrator, to

establish that the land use or construction of its facility provided for in the special use permit, has not commenced, or after the two (2) year period that said use has been abandoned or has ended, the Commission may find that the use has not been implemented or has been abandoned or has ended. If so, the Commission shall set aside the prior approval and order the property to revert to its prior status. An aggrieved person may appeal any Commission decision made under this section to the Board pursuant to Chapter 11-7-9 of this chapter.

GCC 11-7-12: REQUEST FOR EXTENSION:

- (1) Request: An applicant may request extension of the time period provided by this section by filing an application for extension with the Administrator. Such application must be filed at least sixty (60) calendar days prior to expiration of the one (1) year period for commencement of the land use or sixty (60) calendar days prior to the expiration of the two (2) year period for completion of the project. The matter shall be heard at a public hearing before the Commission or the Board, whichever made the final decision, in accordance with the notice and hearing procedures of this chapter. If the application is not timely filed, it shall be denied. A renewal extension, if granted, may be limited to three hundred sixty-five (365) calendar days, which shall commence at the expiration of either period.
- (2) Decision: The Commission or the Board may extend the commencement period or the completion period as provided above upon proof of good cause by the applicant. The burden of proof as to the showing of good cause for the extension shall be on the applicant, and good cause shall be determined at the discretion of the Commission or the Board.

Gem County
Road & Bridge Dept.
402 N. Hayes Ave.
Emmett, ID 83617



Neal Capps, Director
Phone: 208-365-3305
Fax: 208-365-2530
Email: gcrb@co.gem.id.us

February 26, 2024

Jennifer Kharri
Development Services
109 S McKinley Ave.
Emmett, ID 83617

RE: SUP (RV Park)

Dear Jennifer,

Gem County Road & Bridge (GCRB) has reviewed the Special Use Permit application of Melvin and Linda Bromgard for a RV Park, located at 8150 Sweet-Ola Highway. GCRB has no concerns for this Special Use Permit. The applicant shall meet the following conditions for the ingress/egress of the property in question.

1. Applicant shall apply for a driveway approach permit with GCRB.
2. Applicant shall construct a commercial approach, 40 feet in width and 40 feet in length.
3. Approach shall be constructed to Gem County approach standards, at a 2% fall away from the existing roadway, with 12 inches of pit run and 4 inches of road mix.
4. Applicant shall pave the approach to the proposed RV Park.
5. Applicant shall provide GCRB with compaction test results for all road materials, subbase, pit run, road mix and asphalt. The compaction tests shall be a minimum of 92%.
6. Applicant shall hire an experienced paving contractor licensed in the State of Idaho.
7. Applicant or contractor, shall provide commercial asphalt mix design to GCRB for approval, prior to paving approach.
8. Applicant shall saw cut the edge of the existing pavement and apply tack oil on said roadway, prior to paving approach.
9. Paved approach shall be a minimum of 40 feet in width and a minimum of 40 feet in length. The asphalt shall be a depth of 3 inches after compaction. The compaction test shall be a minimum of 92%.
10. Approach shall meet Gem County approach standards upon completion.
11. Applicant shall not place any advertising signs in the Gem County right of way.

If you have any questions, please contact me at the office phone number 208-365-3305.

Thank you,

A handwritten signature in blue ink, appearing to be "N. Capps", is written over the "Thank you," text.

CERTIFICATE OF MAILING

I hereby certify that on the 15 day of February 2024, I served a true and correct copy of the foregoing upon:

PROPERTY OWNER LIST WITHIN 300 FEET

Bromgard
T 08N, R 01E, Section 34

David Gorley
8049 Kirkpatrick Rd
Sweet, ID 83670

Stuart Birrer
9770 Kirkpatrick Rd
Sweet, ID 83670

David Faery
3170 Ridge Rd
Ransomville, NY 14131

James Roberts
8100 Sweet Ola Hwy
Sweet, ID 83670

Carlos Rivers
9750 Kirkpatrick Rd
Sweet, ID 83670

Rodney Herr
400 Coston St
Boise, ID 83712

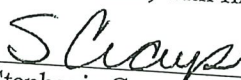
Ron Murray
8320 Sweet Ola Hwy
Sweet, ID 83670

Melvin Hale
8575 Sweet Ola Hwy
Sweet, ID 83670

Thomas and Leann Carlsen
741 Cherry Ln
Emmett, ID 83617

Steven Holcroft
8091 Sweet Ola Hwy
Sweet ID 83670

By depositing a copy thereof in the United States mail, with first class postage prepaid.


Stephanie Crays
Development Services Coordinator