

To: Boise County Planning and Zoning Department

Fm: Tim Fritzley and CMH, LLC

Date: 5/27/2022

Subj: Response to Exhibit 19 from "Affected"

Please find detailed responses to the submitters of Exhibit 19: "The Affected"

Response to Exhibit 2A: the CUP application was filled out per the requirements for Industrial Usage regardless of the box checked. The application conforms to Industrial planning requirements.

Response to Exhibit 2B: the prior CUP submission including storage units and a manager's apartment have been withdrawn. That is no longer part of the CUP submission per the narrative and related plans submitted.

Response to Exhibit 2C: the current irrigation system no longer works. Wayne Wellock who is not part of the irrigation rights deliberately and maliciously harassed the owner of the primary water rights who then turned off the water to the system. In addition, many of the "Affected" deemed not to join a water district formed by Mr. Ted Dumont to re-establish the irrigation system thereby continuing to have the irrigation system not working. We as the CUP applicant are well aware of the water system user rights and will work with the primary owner to re-establish a working system that supplies all who have documented rights within the system.

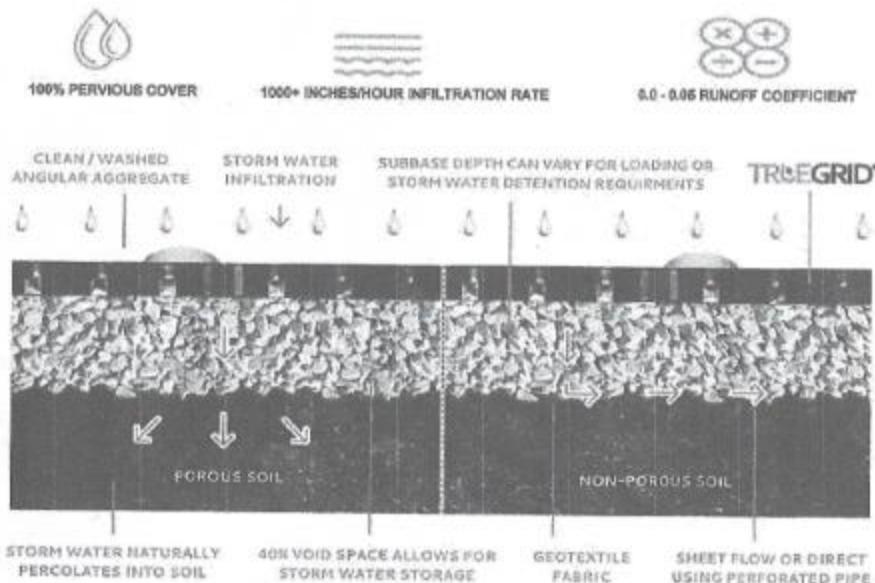
Response to Exhibit 2D: "Affected's" speculative assumptions around noise and light is unwarranted. Lighting is all dark sky compliant with downward led lighting. Emergency services are rare and typically entail one or two pickup trucks coming to the location to load equipment for a short period of time. The site boundaries will be bermed with evergreen plantings on the top of berm which further reduces any noise and light during off hours access. It is no more or less than someone coming back from the bar later at night. In regards to the RV parking there are over 10 properties along the Middle Fork Road that have between 3 to 7 RVs with people in them. It is common usage to have RV parking for friends, guests, and workers at properties along this road.

Response to Exhibit 2E and 2F: The two ditches as mentioned are: along the Middle Fork Road; and along Veterinary Way. A storm water runoff plan is only when base contour of the property is going to be changed. This is not the case. The two acres being used in the submitted CUP are very gently sloped to the east, and this slope will not be changed. In regards to the runoff from the proposed building roofs, the rain will be captured as part of the parking and road implementation. Please see the calculations below and spec sheet from the manufacturer.

1 gal of water occupies 231 cubic inches			
Gravel parking and roads has 40% void factor for water retention			
1 inch of rain fall = 4.7 gals per sq yd			
1 cubic foot of snow has between 5/8 to 3/4 gallon of water			
Runoff coefficient for gravel is zero to .05			
Entry Way and Office Parking			
	Feet	Inches	
Length	200	2400	
Width	30	360	
Depth	0.666	8.0	
Cubic Inches	6,905,088		
Rentention at 40%	2,762,035	Cubic Inches	
Gals of Water Retained	11,956.86		
Square Yards	667		
1 Inch of Rain	3,133	gallons of water	
10K cubic feet of snow	7500	gallons of water	
Equipment Parking			
	Feet	Inches	
Length	160	1920	
Width	110	1320	
Depth	0.666	8.0	
Cubic Inches	20,254,925		
Rentention at 40%	8,101,970	Cubic Inches	
Gals of Water Retained	35,073.46		
Square Yards	1,956		
1 Inch of Rain	9,191	gallons of water	
10K cubic feet of snow	7500	gallons of water	
Roads			
	Feet	Inches	
Length	500	6000	
Width	25	300	
Depth	0.666	8.0	
Cubic Inches	14,385,600		
Rentention at 40%	5,754,240	Cubic Inches	
Gals of Water Retained	24,910.13		
Square Yards	1,389		
1 Inch of Rain	6,528	gallons of water	
10K cubic feet of snow	7500	gallons of water	

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As can be seen from the calculations there is over 4X water retention which is more than sufficient to handle runoff from the building roofs and snow melt as well as the from uncovered land. Current flows do not go over two down gradient residential properties but are contained on the properties. There are no adverse impacts on any surrounding properties at all from water flows. The "Affected's" subjective speculations have no basis in fact. There are no "pollutants". All chemicals, paint, stain, wood preservatives, and mold/mildew treatment chemicals are stored in the metal warehouses with cement floors per OSHA and EPA standards. All external tanks such as diesel are installed per DEQ and EPA standards for spill capture and retention. This is and has been standard practice for decades. All vehicles are parked and driven on the gravel parking and roads so if there are any leaks they are instantly captured and clarified. Again, this is standard practice. At no time do any pollutant materials come in contact with surface water or ground water.

The entire property is in FEMA Map Zone Z and there are no connections to the Waters of the USA. There are no flows from the 2 acres going to the wetland area to the south. As can be seen by the one foot topo map, the property rises to the south and flows are to the east. The "Affected's" statement about water flowing south is a complete fabrication. There is no silt generated by any water flows what so ever, again a complete fabrication by the "Affected".

As shown above the "Affected's" fabricated statements in regards to adverse water flows, pollutants, and wetland impact are without foundation.

Response to Exhibit 2G: the RV pads are at the back of the property and not in the line of sight of most of the neighbors. The landscaping berm and evergreen planting, along with the new home being built, ensures that there will be no visual or light impact. There are well over 10 properties along the Middle

Fork Road that have multiple RVs parked on the properties that are in use. Boise County noise ordinances are in effect just as for any other usage.

Response to Exhibit 2H: The CUP was filled out per the Industrial requirements. The storage units/apartment were withdrawn per the narrative, site plan and other submitted documentation.

Response to Exhibit 2I: The submitted CUP plan has berms around the boundary of the proposed property with evergreens planted at the top of the berm. All outdoor lighting is low level downward facing lights that are not elevated. All noise is contained within normal working hours, except for the occasional emergency services that are one or two pickups for a very short period of time to load equipment.

Responses to Exhibit 3, 4 and 5: The owners of CMH are building an over \$600,000 home next to the proposed CUP site and is the structure facing the bulk of the neighbors. That is the neighbors will see a very high-end home that is well landscaped. The CUP site will also be extensively landscaped with berms around the boundary and evergreens planted on top of the berm. The look and appearance of both the CUP site and new home will greatly enhance the look and feel of the area and the value of the surrounding neighborhood. Two of the homes directly across the street are older and minimally maintained with no to little landscaping, with one having stored a large amount of clutter in the front and rear of the property. Please see the pictures in the appendix.

There are already two businesses in the immediate area; both are unlicensed

- An Industrial cabinet manufacturing shop at 20 Stowa Way run by the Loftus's; and
- A Commercial appliance repair shop at 15 Broken Oar Rd run by Mr. Wellock.

It is stated by the "Applicant" that the proposed usage will enhance the area without any substantive impact to the surrounding area. The location already has Commercial and Industrial businesses in the area: the Veterinary Clinic directly across road, the Industrial Cabinet Manufacturing and the Appliance Repair.

It is not high density mixed use. There are warehouses, offices and parking for the construction company where the employees are at the project sites and the people at the facility are primarily accounting, administrative, and project managers. And there are RV pads for temporary workers.

There are multiple sites all along the Middle Fork Road that have several very large shops and equipment parking. It is common and expected in the area and along this road.



Shepherd and Son Excavation Directly on Middle Fork Road



New Home Under Construction Next to CUP Site



Home Across From New Home and CUP Site



Home Across From New Home and CUP Site



Home Across From New Home and CUP Site



View Of Neighborhood; All Manufactured Homes



Industrial Cabinet Manufacturing Shop



Industrial Cabinet Manufacturing Shop



Industrial Cabinet Manufacturing Shop



Over 10,000 sq ft shop right across the river from site.



Two Large Shops and Home. 2nd Shop behind the trees.



Two Large Shops and Home. Home Behind the trees.



Two Large Shops and Home. Home to left out of picture.



Trashed Home and RV Pads in use.



RV Pads in use off of Middle Fork Road.