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RANDY & KAREN E. MEGORDEN

Department of Water Resources

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Meridian, Idaho 83642
Phone: 208-362-5370

July 12, 2000

ADA County Development Services
Planning & Zoning
650 W. Main Street
Boise, ID 83702

Subject: Ten Mile Community Church - ADA County Request for a Conditional Use Permit No. 00-40-CU - Letter to the Record

Dear Ladies or Gentlemen:

This letter is in regards to a request for a conditional use permit by Ten Mile Community Church (Church), for a Picnic Structure (Structure) proposed on Church property at 4440 East Columbia Rd., Meridian, Idaho.

As tax paying residents of ADA county and neighbors (property borders the Church on the North, East and West) of Ten Mile Community Church we submit the following concerns/issues associated with the proposed conditional permit and request they be considered by the ADA County Planning & Zoning Commission prior to issuance of the permit.

Issues/Concerns:

1. Conditional Use Permit Elements and the Need for a Master Plan

Issue:

The conditional use permit request only proposes the construction of a picnic shelter and does not address the development of the area adjacent to the structure. It is our understanding from Pastor John Kingrey (personal visit by John in May 2000) that the Church intends to use the area as a play area and ball field. As indicated by Pastor Kingrey, the Church also plans to install an irrigation system and cross the private road with electrical and water lines.

It appears there are other planned uses and construction elements that involve easements for road crossings, electrical and plumbing permits for construction of an irrigation system and electrical wiring. In addition agreements for crossing easements need to be obtained and ~~proof~~ **of water rights** needs to be openly dealt with to comprehensively address the planned use of the **Structure and adjacent use area.**

Condition:

A Master Plan showing related uses should be provided. In addition State Electrical and Plumbing permits need to be obtained for the irrigation systems and electrical wiring. Crossing agreements for water and electrical line easements need to be obtained and ~~proof of water rights~~ **needs to be provided.**

2. Private Road

ISSUE:

Several times in the past, the Church has used our private access road (immediately west of the Church's property and proposed structure) as an overflow parking area. In two of these situations, we were prevented from driving down our driveway to our residence because of vehicles blocking the roadway.

CONDITION:

The proposed location of the structure will encourage use of the private road, therefore it is requested that a condition of the permit be the clear understanding/communication that the road is a private road and not for Church use.

3. Trash

ISSUE:

We routinely collect trash that has been carelessly thrown out by the Church and ends up on our property. It is a continual effort on our part to police the area and keep our property cleared of trash.

CONDITION:

The proposed location and nature of the use of the Structure for group gatherings and picnics will generate additional refuse, therefore it is requested that a condition of the permit be a requirement for routine refuse pick-up and area clean up.

4. Dust Abatement

ISSUE:

In the past two years the Church has plowed the area proposed for development three (3) times (May 1998, May & June 2000), creating a continual dust problem. We have incurred excessive window and heating and ventilation cleaning costs annually to deal with the continual blowing of dust and dirt. Plowing the area up one time to complete the work with expectations that the Church will follow-through with their "plans" is bad enough, let alone three (3) times, which is intolerable.

CONDITION:

We request that a condition of the permit require routine dust abatement measures be employed to prevent air pollution and the continual movement of material. In addition, we request that the "work" be completed in a reasonable amount of time so that this ongoing problem is alleviated.

5. Weed Control

ISSUE:

Annually, we have sprayed noxious weeds (White Top, Canadian Thistle, and Morning Glory) using the services of Ada County Weed Control for the past several years. Noxious weed growth on the Church's property is a continual problem, which is a predominant seed source in for our property.

CONDITION:

We request that a condition of the permit require routine noxious weed control, to eliminate the weeds and seed source.

6. Timely Completion of Proposed Work

ISSUE:

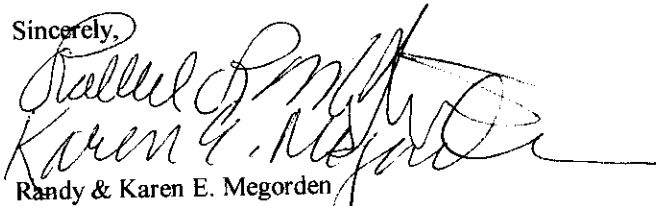
Our experience with the Church has been routine non-completion or a very lengthy time involved in completing projects. The Church obtained its permit for construction of its addition in 1991 and only recently finished the work. Additionally, the Church has not met other agreements we signed with them, regarding construction clean up, grading, replanting, and seeding on land we allowed them to use during the construction of their 1991 addition. We are concerned about their inability to honor agreements, and complete projects in a timely manner.

CONDITION:

We request that a condition of the permit require completion in a specified time frame.

In closing, we ask your consideration in addressing these issues and related conditions prior to issuance of the conditional use permit. We live adjacent to this Church twenty four (24) hours a day, and deal with these issues on a day to day basis, where as most Church members spend 1 hour a week on Sunday, unmindful of the day to day problems of living next to a facility of this type. If Church members were in our position and were required to put up with the dust, trash, private road use, continual noise, and traffic, they too would raise the same concerns. Thanks you for your consideration of these concerns.

Sincerely,



Randy & Karen E. Megorden

cc: ~~Idaho Department of Water Resources~~
State Office
1301 N. Orchard St.
Boise, ID 83706

Idaho State Building Safety Division of Electrical Bureau
277 N. 6th Street
Boise, ID 83702

Idaho State Building Safety Division of Plumbing Bureau
277 N. 6th Street
Boise, ID 83702

Boise-Kuna Irrigation District
129 N. School Ave.
Kuna, ID 83634