

DATE: April 17, 2006

Exhibit 1

Living Word Bible Camp  
36186 Baker Rd.  
Grand Rapids, MN 55744

ITASCA COUNTY, MINNESOTA

has made application for a        ZONE CHANGE  
       SUBDIVISION  
  X   PLANNED UNIT DEV.

for the property described as: Lot 2&3 Silver Fox Gardens, NE-SE, Lots 2&3, and part of lot 4 & SE-SE, S. 34 and part of Lots 5&6, S. 34, 57-26 Unorg. #45, Dist. 2

Existing Zone: Farm Residential, Open & Seasonal Residential  
Proposed Zone: n/a

Description of Application: Applicants to establish a Commercial Planned Unit Development for a bible camp/retreat center/learning center on the above 270 acres of land. See attached Exhibit B for details.

You are being notified of the impending action so that you may appear, or notify this office, your concern/s, if any, regarding this application at the public hearing. A copy of the findings/staff report, for this application, is available by contacting the Itasca County Zoning Department five days prior to said hearing. Also, information to be presented to the Board, must be submitted to the Zoning Department five days prior to the hearing.

  N/A   is responsible for contacting   n/a  , Clerk of        Township at        for their recommendations which are to be forwarded to the Planning Commission. Note: Interested Property Owners may also contact the Township for further information on the Township's recommendation.

NOTICE OF HEARING: The public hearing of the Itasca County Planning Commission/BoA will commence at 9:00 a.m. in the Board Room of the Itasca County Courthouse, Grand Rapids, MN 55744, on the   10th   day of   May  , 2006. NOTE: Once an agenda has been prepared, you may contact the Zoning Office to find out an 'approximate time' that this particular matter will be considered by the Board. Interested individuals must monitor the posted agenda and be available and prepared to proceed when the above matter is considered by the Board.

If special accommodations are necessary for you to participate in this meeting, please contact the Zoning Office at 218/327-2857 or 218/327-2806 (TDD) as soon as possible so necessary arrangements may be made.

Appeal/s of the Planning Commission/BoA decision's are set forth in Section 6.40 of the Itasca County Zoning Ordinance.

Sincerely,



Don Dewey, Itasca County Environmental Services Administrator  
123 NE 4<sup>th</sup> Street, Grand Rapids MN 55744

Date: April 17, 2006

Living Word Bible Camp  
36186 Baker Rd.  
Grand Rapids, MN 55744

**ITASCA COUNTY, MINNESOTA**

\_\_\_\_\_ has made application for a Conditional Use permit for the property described as: Lot 2&3 Silver Fox Gardens, NE-SE, Lots 2&3, and part of lot 4 & SE-SE, S. 34 and part of Lots 5&6, S. 34, 57-26 Unorg. #45, Dist. 2

**This CONDITIONAL USE Permit would allow:** Applicant to establish a bible camp, retreat center and learning center on the above 270 acres of land. See attached exhibit B.

You are being notified of the impending action so that you may appear, or notify this office, your concern/s, if any, regarding this **CONDITIONAL USE** application at the public hearing. A copy of the staff report for this application is available by contacting the Itasca County Zoning Department, five days prior to said hearing. Information to be presented to the Board, must be submitted to the Zoning Department five days prior to the hearing.

N/A is responsible for contacting \_\_\_\_\_, Clerk of \_\_\_\_\_ Township at \_\_\_\_\_ for their recommendations which are to be forwarded to the Planning Commission. Note: Interested Property Owners may also contact the Township for further information on the Township's recommendation.

**NOTICE OF HEARING:** The public hearing of the Itasca County Planning Commission and Board of Adjustment will commence at 9:00 a.m. in the Board Room of the Itasca County Courthouse, Grand Rapids, MN on the 10<sup>th</sup> day of May 2006. Once an agenda has been prepared, you may contact the Zoning Office to find an 'approximate time' that this particular matter will be considered by the Board. Interested individuals must monitor the posted agenda and be available and be prepared to proceed when the above matter is considered by the Board

If special accommodations are necessary for you to participate in this meeting, please contact the Zoning Office at 218/327-2857 or 218/327-2806 (TDD) as soon as possible so necessary arrangements may be made.

In accordance with Section 6.41 of the Itasca County Zoning Ordinance, the Planning Commission/BoA's decision on a conditional use shall be final. However, any aggrieved person shall have the right of appeal, within 30 days, after receipt of notice of the decision, to District Court.

Sincerely,



Don Dewey, Itasca County Environmental Services Administrator  
123 NE 4th Street, Courthouse, Grand Rapids MN 55744  
218/327-2857; FAX: 218/327-7331

## EXHIBIT B

### **1. Proposed use and physical development of the property:**

The proposed use for the property is to construct a Bible camp/retreat center/learning center for children and adults on the property legally described on Exhibit A consisting of approximately 270 acres of land. The plans include a lodge with chapel, meeting space, commercial kitchen, and dining room; five buildings for housing; a staff house (currently on the property); a sports equipment storage building (the garage that is currently on the property and will be moved); water-oriented accessory structure; activity building; office; 2 maintenance/storage/workshop buildings (one of which is already present); and a shelter out by the ball fields. Plans include total overnight occupancy of 150. The plans also include development of a trail system (most of which is already in place) for hiking, nature study, and cross-country skiing, as well as ball fields. The impervious coverage from buildings will be very small compared to the acreage available and density allowable.

All buildings within 400' of the lake will be attractive, maintain the "northwoods" look and will provide a pleasant view (where glimpses are possible) from Deer Lake. All buildings will be screened from view of the lake by vegetation. The front of the lodge will be partially visible from the lake through the swimming beach area, but it will be set back at least 230' from shore. New plantings will be made to further shield it from view in future years. Current shoreland vegetation will be maintained. The size of the property will allow good buffer zones and the majority will be undeveloped green space and forest.

The camp will be used for children in grades 3-8 for seven to eight weeks during the summer. Other uses will include staff development, retreats and educational camps. Hours of activity during camps would be 7:00 a.m.-11:00 p.m. 80 acres of the property are currently protected and will remain so according to the terms of an existing Conservation Easement.

### **2. How the proposed use is compatible with the existing neighborhood:**

With the amount of area involved, there should be no hindrance to neighbors or surrounding uses. Those present at the camp will be engaging in the same types of activities as other lake residents. The camp will not be engaging in extreme forms of entertainment. There is a large enough buffer zone between the center of camp activity and the neighbors to ensure that neighbors will not be bothered. Also, due to the size of the lake and the types of water activities we allow for the children, the activity at our beach will not have a significant impact on the lake or its residents. There is another camp on the lake of similar capacity on a much smaller parcel of land. Reports of neighbors have told us that there is no noticeable negative activity from that camp.

### **3. How the proposed use will not impede the normal and orderly development and improvement in the surrounding area of uses permitted by right in the zone district:**

Our desire is to maintain the rural setting and atmosphere of the area by keeping our buildings within a relatively small portion of our available acreage and to minimize the