

BOGUS BASIN  
MOUNTAIN RESORT  
CUP #2017-001

APPLICATION  
PART 1

RECEIVED  
2 pm  
OCT - 4 2016  
BOISE COUNTY  
PLANNING & ZONING

# Boise County Planning and Zoning Department

413 Main Street, PO Box 1300  
Idaho City, Idaho 83631  
Phone: 208-392-2293  
[www.boisecounty.us](http://www.boisecounty.us)



## MASTER PUBLIC HEARING APPLICATION

CUP # 2017-001

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

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> APPEAL                            | <input type="checkbox"/> DEVELOPMENT AGREEMENT             | <input type="checkbox"/> SUBDIVISION, FINAL        |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input type="checkbox"/> PLANNED UNIT DEVELOPMENT          | <input type="checkbox"/> SUBDIVISION, VACATION     |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT  | <input type="checkbox"/> PLANNED COMMUNITY                 | <input type="checkbox"/> SUBDIVISION, AMENDED PLAT |
| <input type="checkbox"/> ROAD NAME CHANGE                  | <input checked="" type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE                  |
|  | <input type="checkbox"/> SUBDIVISION, PRELIMINARY          | <input type="checkbox"/> OTHER _____               |

HEARING BEFORE:  BOARD OF COUNTY COMMISSIONERS  P&Z COMMISSION

PROJECT NAME: Bogus Basin Mountain Resort- Simplot Recreational Activities & Base Area Improvement Plan

SITE INFORMATION:

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

Quarter: SE 1/4 Section: 16 Township: 5N Range: 3E Total Acres: 640 Private

Subdivision Name (if applicable): NA Lot: NA Block: NA

Site Address: 30 Bogus Basin Rd City: Boise County

Tax Parcel Number(s): RP05N03E160510 Current Land Use: Recreation Area

PROPERTY OWNER:

Name: Bogus Basin Recreational Association, Inc.

Address: 2600 N. Bogus Basin Rd.

City: Boise State: ID Zip: 83702

Telephone: (208) 332-5100 Fax: \_\_\_\_\_

Email: bwilson@bogusbasin.org

APPLICANT:

Name: Bogus Basin Recreational Association, Inc.

Address: 2600 N. Bogus Basin Rd.

City: Boise State: ID Zip: 83702

Telephone: (208) 332-5100 Fax: \_\_\_\_\_

Email: bwilson@bogusbasin.org

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

Bruce W. Wilson Oct. 3, 2016

Signature: All Owner(s) of Record Date

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

Bruce W. Wilson Oct. 3, 2016

Signature: Applicant Date

NOTE: THIS APPLICATION MUST BE SUBMITTED WITH THE APPROPRIATE APPLICATION FORM

EXHIBIT 1

1 of 133

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## AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

Bogus Basin Recreational Association Inc., "Owner" whose address is 2600 N. Bogus Basin Rd  
City Boise State ID Zip 83702

As owner of property more specifically described as:  
Bogus Basin Mountain Recreation Area/Simplot Base Lodge

HEREBY AUTHORIZES The Land Group as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Boise County Board of Commissioners, Boise County Planning and Zoning Commission, Boise County Planning and Zoning Staff, and/or other Boise County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Boise County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Boise County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

**OWNER:**

Brad W.  
(Signature of Owner)

Brad Wilson  
(Print Name)

General Manager  
(Title)

(Signature of Owner)

(Print Name)

(Title)

(Signature of Owner)

(Print Name)

(Title)

Eve B. Chandler  
(Secretary or Corporate Owner)

Eve Chandler, Secretary of the Board of Directors  
(Print Name)

NOTARY STATE OF IDAHO ) ss  
COUNTY OF AOA )

SUBSCRIBED and sworn to before me by L McLeod  
on this 3 day of October, 2016

L McLeod  
Notary Public  
My Commission expires on: 9-20-2022

Oct. 3, 2016  
Date

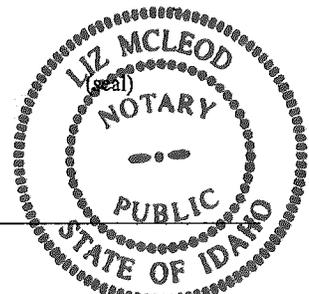


EXHIBIT 1

20133

# Boise County Planning and Zoning Department

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## CONDITIONAL USE PERMIT APPLICATION

CUP # 2017-001

The Planning and Zoning staff is available to discuss this application and answer questions. Upon receipt of the required materials the Planning & Zoning Administrator will stamp the application received and review the application for completeness. Once the application is deemed complete a public hearing will be scheduled with the Boise County Commissioners. It is recommended that the Applicant review the Unified Land Use Ordinance #2016-01 (ULO) and Boise County Comprehensive Plan prior to submittal. This Ordinance along with application materials are located on the County website at [www.boisecounty.us](http://www.boisecounty.us). The Planning and Zoning Department **DOES NOT** accept faxed applications or signatures.

See ULO #2016-01, Chapter 4, Section 4.3 **CONDITIONAL USES**: Every use that requires a Conditions Use Permit (CUP) shall be subject to review and appraisal by the Commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons, property, or natural resources. It is the responsibility of the applicant to present plans to implement a conditional use in a way which will avoid or limit the harm to existing or contemplated use of nearby lands or place additional demands on public services.

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

### SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Bogus Basin Recreational Association, Inc.  
Email: bwilson@bogusbasin.org  
Phone: (208) 332-5100 Mailing Address: 2600 N Bogus Basin Rd  
City: Boise State: ID Zip Code: 83702  
Applicant (if different): Same as above  
Email: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Engineering Firm: The Land Group  
Contact Person: Doug Russell Phone: (208) 939-4041  
Address: 462 E. Shore Dr., Suite 100 Eagle, ID 83616 Email: doug@thelandgroupinc.com  
Surveyor: The Land Group- Mike Femenia Phone: (208) 939-4041

**Location and size:**  
 Property Address: 30 Bogus Basin Rd.  
 Parcel Number: RP05N03E160510 Section: 16 Township: 5N Range: 3E  
 Total Acreage: 640  
 Proposed Land Use: Recreation Area (Continuance of Existing Use)  
 Proposed Name: Same  
 Assessor Exemptions (i.e. agriculture, timber, etc.): No: X Yes: \_\_\_\_\_  
 list: \_\_\_\_\_  
 Is property currently mortgaged? Y  N (if yes, Certificate of Acceptance of Mortgagee is required on survey)

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

- Signature: All Owner(s) of Record Brad Wilson Brad Wilson-GM
- Signature: All Owner(s) of Record \_\_\_\_\_
- Date: 10/3/2016

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

- Applicant Signature: Brad Wilson Brad Wilson-GM
- Date: 10/3/16

I, the undersigned, am the owner of the referenced property and do hereby give my permission to The Land Group, Inc. to be my agent and represent me in the matters of this application. I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

- Owner Signature: Brad Wilson Brad Wilson-GM
- Date: 10/3/16

## SECTION II: REQUIRED ITEMS

1. Latest recorded Deed to the Property
2. Application completed & signed; including Affidavit of Legal Interest and Letter of Authorization, if applicable.
3. Application fee paid in full in accordance with current fee schedule
4. Number of copies of the completed application as determined by the P&Z Administrator necessary to assure the fullest presentation of the facts for evaluation of the request.
5. Number of copies of all plans drawn to scale, as determined by the P&Z Administrator.
6. Narrative explaining the following:
  - Location is compatible to others uses in the general neighborhood.
  - Use will not place undue burden on existing public services and facilities in the vicinity (see Impact Report in item 7).
  - Site is large enough to accommodate the proposed use and other features of the Unified Land Use Ordinance.
  - Summaries:
    - How the proposed use complies with the Unified Land Use Ordinance.
    - How the proposed use complies with the goals and objectives of the Boise County Comprehensive Plan.
7. Impact Reports must address potential impacts and how these will be minimized for the following:
  - Any environment, economy and social impacts.
  - Impact to adjoining property including noise, glare, odor, fumes, vibration, etc.
  - Impact to natural resources (wildlife, wildlife habitat, soil, water, etc.)
  - Impact to law enforcement, fire departments, emergency medical services or other public service providers.
  - Impact to school. NA- Will accommodate school events
8. Plans:
  - A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
  - A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, current buildings and proposed buildings.
  - A landscape plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
  - A site grading plan clearly showing existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
  - A lighting plan.
  - An irrigation plan, if applicable.
  - A noxious weed control plan.

**SECTION III: APPLICATION INFORMATION**

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.) \_\_\_\_\_

TAX PARCEL NUMBER RP05N03E160510

Quarter SE 1/4 Section 16 Township 5N Range 3E

1. PROPOSED USE: Residential  Civic or Community  Commercial  Industrial
2. SIZE OF PROPERTY 640 Acres  or Square Feet
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
Mountain Recreation Area- skiing and summer activities. Structures include various lodges, lifts, maintenance facilities.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: No

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North <u>Forest</u>	East <u>Forest</u>
South <u>Forest</u>	West <u>Forest</u>

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: No structures proposed

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of <u>Proposed</u> Structures: (1) Expansion	Number of <u>Existing</u> Structures: <u>10</u>
<u>Proposed Gross Square Feet</u>	<u>Existing Gross Square Feet</u>
1 <sup>st</sup> Floor <u>3,000</u>	1 <sup>st</sup> Floor _____
2 <sup>nd</sup> Floor <u>3,000</u>	2 <sup>nd</sup> Floor _____
Total <u>6,000</u>	Total <u>58,403</u>

8a. TYPE OF RESIDENTIAL USE (If applicable):  
Single family residence  Mobile home for single family residence  Multiple residences on one parcel

8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): NA

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 19 units/ +/- 35,000 sq. ft.

8c. DENSITY OF DWELLING UNITS PER ACRE: .03 units/acre

9. PROPOSED SITE PLAN:

Percentage of site devoted to building coverage: .027%  
 Percentage of site devoted to landscaping: .01%  
 Percentage of site devoted to roads or driveways: .02% (Parking Areas)  
 Percentage of site devoted to other uses: 99.76%  
 Describe other uses: Ski Area

**Total: 100%**

10. PARKING (If applicable):

- a. Handicapped spaces proposed: NA  
 b. Parking spaces proposed: NA  
 c. Are you proposing off-site parking:  
 Yes: \_\_\_\_\_ No: X

<u>Office Use Only</u>	
Handicapped spaces required:	_____
Parking spaces required:	_____
Total:	_____

11. SETBACKS:	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>&gt;300'</u>	<u>30</u>	<u>&gt;30</u>	<u>30'</u>
Rear	<u>&gt;300'</u>	<u>10</u>	<u>&gt;10</u>	<u>10'</u>
Side	<u>&gt;300'</u>	<u>30</u>	<u>&gt;30</u>	<u>30'</u>
Street Side	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>

12a. NUMBER OF EXISTING ROADS: 1 Width: 25-30 Private or Public? Public  
 Existing road surface(s) type: Asphalt- Bogus Basin Road

12b. NUMBER OF PROPOSED ROADS: 0 Proposed Width: NA  
 Will the proposed roads be publicly or privately maintained? All roads on site are privately maintained  
 Proposed road construction: Gravel  Paved

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
Existing Power, Domestic Water, Sanitary Sewer/Treatment, Propane Gas

13b. PROPOSED UTILITIES: NA  
 Proposed utility easement width: NA Location: NA

14a. SEWAGE WASTE DISPOSAL METHOD: Septic  Central Sewage Treatment Facility

14b. POTABLE WATER SOURCE: Public  Water Association  Individual   
 If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
 Nearest adjacent well Existing well in use Depth 15. 350' Flow 30 GPM

15. REFUSE and TRASH DISPOSAL METHOD: Dumpsters with pick-up service

16. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes  
 Are you proposing any alterations, improvements, extensions or new construction? \_\_\_\_\_  
 If yes, Explain: Continued utilization and minimum expansion of existing systems

17. PROPOSED DAYS AND HOURS OF OPERATION (if applicable): Summer: June 15-Sep 15 Winter: Nov 15-April 15 9 am - 9 pm

18. PROPOSED NUMBER OF EMPLOYEES (if applicable): Full time year round: 37, Seasonal winter: 600, Seasonal summer: 100  
 existing perennial streams & pipes, drainage swales, underground

19. DRAINAGE (Proposed method of on-site retention): seepage beds  
 Any special drains? No (Please attach map)

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
 (Information can be obtained from the Planning and Zoning Office) No

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 10%? Yes

22. ARE THERE ANY WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Unknown at this time.

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes If yes, Explain:  
Minimal modifications to the base area to accommodate building expansion and public plaza spaces, etc.

**SECTION IV: CRITERIA FOR RECOMMENDATIONS AND DECISIONS**

1. ULO Section 4.3.C Conditions of Permit: In approving any conditional use permit the Commission may prescribe appropriate conditions, bonds, and safeguards in conformity with this Ordinance or the Comprehensive Plan. Conditions may include, but not limited to, specific requirements that:
  - a. Assure that development is maintained properly.
  - b. Control the sequence and timing of development.
  - c. Control the duration of development.
  - d. Designate the exact location and nature of development.
  - e. Minimize adverse impacts on other development.
  - f. Require the provisions for on-site or off-site public facilities or services.
  - g. Require more restrictive standards than those generally required in this Ordinance.
  - h. Require mitigation of effects of the proposed development upon service delivery by any political subdivision; including school districts providing services within the planning jurisdiction.
  - i. Require surety agreements.
  
2. ULO Section 4.3.C.2: A conditional use permit shall also be subject to the terms and conditions by which it is approved, including, but not limited to,
  - a. Bulk and Placement Standards. (See ULO: Table 4.1.D.8)
  - b. Fencing
  - c. Floodplains, fire hazards, etc.
  - d. Grading
  - e. Hours of operation
  - f. Landscaping
  - g. Natural resources impact mitigation including wildlife habitats, historic sites, shorelines
  - h. Parking
  - i. Road volumes, traffic control, road maintenance
  - j. Screening
  - k. Sight obstruction mitigation
  - l. Visibility from roads.

**SECTION V: SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE**

1. Public Hearing Notice shall follow the ULO, Section 2.5, to agencies and surrounding property owners; as well as legal publication.
  
2. Per ULO, Section 2.4.D.2: Notice shall also be posted on the premises not less than ten (10) days prior to the hearing **by the applicant**. The applicant shall provide "Proof of Posting" to the Planning and Zoning Department **no later than seven (7) days** prior to the public hearing. Failure to provide the Proof of Posting will cause the hearing to be continued to a later date.

**SECTION VI: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING**

**SECTION VII: PLANNING AND ZONING COMMISSION ACTION.**

THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>CUP # 2017-001</u>	FEE \$ <u>1,250<sup>00</sup> + 200<sup>00</sup></u>
ACCEPTED BY: <u>Ronald Canedy</u>	DEPOSIT \$: <u>1,450</u>
CROSS REFERENCE FILE(S) <u>1999-20 year plan CUP</u>	DATE: <u>Oct. 6, 2016</u>
PROPOSED USE OF PROPERTY: <u>Recreation Area</u>	

## **BOGUS BASIN CONDITIONAL USE APPLICATION NARRATIVE**

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### **PROJECT INTRODUCTION**

Bogus Basin Mountain Recreation Area (BBMRA) has successfully operated as a community-oriented ski area for over 70 years, serving many generations of skiers and snowboarders in Southwest Idaho. Proximity to the market and affordable skiing has enabled BBMRA to expand and upgrade facilities over time as the ski industry has evolved. Continuing this tradition is foremost on the minds and hearts of the BBMRA leadership, yet there are many challenges which the ski industry and BBMRA must face in the future. Chief among these challenges are a changing recreation business landscape and the variability of winter weather.

To help respond to these challenges and its opportunities for the future, the BBMRA has developed the Simplot Recreational Activities and Base Area Improvements Plan that will enable BBMRA to remain a vibrant and sustainable mountain recreation area in all seasons. This improvements plan is part of a larger strategic planning exercise the BBMRA has undertaken to identify its direction for the future and articulate the realization of this vision. Such an endeavor requires a thorough understanding of the existing situation, as well as an examination of opportunities and constraints (physical, market and economic). It also requires broad community engagement and consensus building among our stakeholders and partners—all of which has been completed as part of BBMRA's strategic planning.

Our strategic analysis was completed in two phases: a Feasibility Study and a Strategic Business Plan. The Feasibility Study provided an in-depth analysis of the current operations, market conditions and opportunities for future business at BBMRA. The Strategic Business Plan continued the planning process, further investigating the opportunities identified through the initial analysis, and developed a Master Development Plan (MDP) that will provide a "road map" for the phased implementation of improvements to the resort and its operation.

### **Existing Conditions**

The Simplot and Base Area at BBMRA currently contains a variety of developed recreation opportunities, including live music, special events, recreation activities and leagues, food and beverage, and more throughout the summer. Bogus Basin hosts such events as: Pioneer Road Hill Climb, Amphitheater Concerts, Freakin Fast Marathon, Idaho Enduro, Star Party, Gravity Games, craft beer festivals and more. Simplot Lodge, Pioneer Lodge and Frontier Point Lodge serve as the operating and event centers for all of the summer activities facilitated by Bogus Basin.

Simplot Lodge serves as the primary location for all summer operations and activities as this venue location provides excellent access to the surrounding recreation activities and is adjacent to Deer Point Express. Simplot Lodge offers food and beverages on select days, contains public restrooms and hosts live music on the weekends.

Pioneer Lodge is the special event venue at Bogus Basin. Events such as private rentals, weddings, reunions and corporate events are hosted in this lodge. This facility is not open to the public during the summer season except during special public events.

Frontier Point Lodge hosts Bogus Basin's youth summer camps and educational programs. It is not open to the public during the summer.

Recreational activities include:

- Multi-use trails
- Mountain biking
- Events
- Kids camps
- Disc golf
- Scenic Chair rides

### **Proposed Conditions**

The Simplot Recreational Activities and Base Area Improvements Plan is part of the overall master development plan for BBMRA and would add to the existing recreational development at Simplot and the Base Area. The proposed improvements would fall within the existing footprint of BBMRA's current mountain resort operations and would leverage the existing lodges and infrastructure in the area. The proposed short and long term improvements include the following elements:

- Additional mountain bike trails
- Mountain biking pump track and skills area
- Canopy tour
- Aerial adventure course
- Alpine coaster
- Adventure tower
- Summer tubing
- Fun zone activities
- Disc golf
- Outdoor eating and gathering areas
- Outdoor festival/event site

### **APPLICATION ITEM #6 NARRATIVE**

BBMRA is isolated from other development within Boise County, being accessed by Bogus Basin Road (an extension of Harrison Boulevard), which extends 16 twisty miles from the Boise city limits to the resort. Surrounding lands are primarily National Forest and recreation lands, although there is limited residential development at the Pioneer Condos at Bogus Basin Ski Resort. Land uses in the surrounding area, including the Pioneer Condos, are generally related and compatible with the recreational landscape at BBMRA.

The Simplot Recreational Activities and Base Area Improvements are compatible with other uses in the general area. All components of the plan fall within the existing footprint of BBMRA's current mountain resort operations. The location of the individual improvements and activities have been planned and

designed to ensure they will be compatible with surrounding uses. Particular consideration was given to the relationship between the base area and the mountain facilities. Vehicle, pedestrian, and recreational user circulation has been carefully coordinated to create an organized and pleasant base area environment.

The Simplot Recreational Activities and Base Area Improvements Plan is not anticipated to place an undue burden on existing public services and facilities in the vicinity. The primary public service that would be utilized by the improvements plan is Bogus Basin Road, which would provide access to the base area as it does currently. While traffic on this road may increase slightly in the summer months as a result of the development, any growth in traffic is expected to be much less than traffic in the winter and well within the design capacity of the road. Similarly, increased summer visitation to BBMRA as a result of the Simplot Recreational Activities and Base Area Improvements Plan is expected to have little or no effect on the demand for police or emergency services.

Domestic water supply and sanitary sewer are existing systems that will continue to be utilized. All storm water will be dealt with on site utilizing existing drainage patterns and storage facilities. Additionally, new storm water storage systems shall be implemented for increased impermeable areas developed around the Simplot Lodge area. The Simplot Recreational Activities and Base Area Improvements Plan is considered a conditional use under the Boise County Unified Land Use Development Ordinance. The project would be categorized as "Ski Area, Lodge and Related Facilities," which is designated as a "Commercial Use" under Table 4.1.D.5 of the Unified Land Use Development Ordinance. The proposed project is in conformance with Boise County Comprehensive Plan and the Unified Land Use Ordinance and the site is large enough to accommodate the proposed uses and other features of Unified Land Use Ordinance. The project is in conformance with the regulations applying to all districts and the conditions of permit set forth for conditional uses.

BBMRA is identified as a "Special Area" in the Boise County Comprehensive Plan as its character and use is somewhat different than other unincorporated portions of Boise County. The Simplot Recreational Activities and Base Area Improvements Plan supports the recreation and open space goal of the County, which is as follows: "To encourage the development and maintenance of quality facilities to provide for sustainable (where desired) recreational opportunities." It also supports the following recreational objectives and guidelines of the County:

- Direct recreationists to appropriate areas in the county that can handle that particular recreational use and traffic.
- Involve the private sector as much as possible in providing recreational opportunities to the public.

#### **APPLICATION ITEM #7 IMPACT REPORT**

The Simplot Recreational Activities and Base Area Improvements Plan is not expected to create significant negative environmental, economic or social impacts within Boise County. Environmental impacts of the project have been minimized through the avoidance of important natural resources such as wetland and sensitive habitats. In addition, the fact that all components of the plan fall within the existing footprint of BBMRA's current operations eliminates the potential for newly disturbed land and the associated environmental, economic or social impacts.

Vegetation at BBMRA is typical of the region at these elevations and is dominated by Douglas fir, ponderosa pine, lodgepole pine, and western larch, with interspersed aspen. Likewise, the variety of wildlife in the vicinity of BBMRA is typical of the species found at this elevation. BBMRA's ongoing coordination with the USFS, US Fish and Wildlife Service, and State of Idaho will ensure the protection of such species. For example, the USFS has an on-going initiative, called the Bogus Basin Forest Health Project, to address forest health and public safety in the area through thinning the tree stands by removing hazard and infected trees. Following the treatment, the tree stands will then be replanted with other tree species.

With regard to soils, BBMRA also maintains an on-going erosion control program to protect these resources. In general, soil stabilization and erosion control Best Management Practices (BMP's) are planned to be in harmony with the surrounding and natural environment. By adding native vegetation and native seed mixes in strategic locations, we are able to promote native species, reduce invasive species, minimize surface erosion and soil transport, minimize dust, and further develop safe fire zones.

The Simplot Recreational Activities and Base Area Improvements Plan will not negatively impact adjoining properties with noise, glare, odor, fumes, or vibration as adjoining properties are primarily part of the existing ski area, or national forest lands. Extensive natural buffers exist around the entire property perimeter.

As mentioned previously, the Simplot Recreational Activities and Base Area Improvements Plan is not anticipated to place an undue burden on existing public services and facilities in the vicinity. The primary public service that would be utilized by the improvements plan is Bogus Basin Road, which would provide access to the base area as it does currently. While traffic on this road may increase slightly in the summer months as a result of the development, any growth in traffic is expected to be much less than traffic in the winter and well within the design capacity of the road. Similarly, increased summer visitation to BBMRA as a result of the Simplot Recreational Activities and Base Area Improvements Plan is expected to have a minimal effect on demand for public emergency services.

Currently, Bogus Basin operates under a cooperative emergency response plan in association with St. Luke's Hospital. This arrangement has promoted quick and safe emergency care and evacuation of injured patrons. Additionally, Bogus Basin has a strong fire response plan which addresses alternative evacuation routes, fire prevention techniques as well as a first responder firefighting plan. Water, sewer and storm water is all dealt with on-site. No impacts to schools are anticipated as the development does not include any residential units that would add students to the district.

In closing, BBMRA recognizes the important role and responsibility it plays in providing the citizens of Boise County and its surrounding communities with safe, fun-filled recreational opportunities. We are excited to look towards the future and begin the implementation of our plan towards year round recreation, meeting the County's comprehensive directive of providing and expanding recreational opportunities for the citizens of Boise County and its surrounding neighbors.