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12:40  
alt

BOISE COUNTY  
PLANNING & ZONING

# Boise County Conditional Use Permit Application

## 325 Crooked River Road

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# 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  
 RECEIVED**

*Cap 2023-001 JAN 03 2023 12:40 adk*

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

BOISE COUNTY  
 PLANNING & ZONING

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> APPEAL                               | <input type="checkbox"/> DEVELOPMENT AGREEMENT             | <input type="checkbox"/> SUBDIVISION, FINAL           |
| <input type="checkbox"/> COMPREHENSIVE PLAN<br>TEXT AMENDMENT | <input type="checkbox"/> PLANNED UNIT<br>DEVELOPMENT       | <input type="checkbox"/> SUBDIVISION, VACATION        |
| <input type="checkbox"/> COMPREHENSIVE PLAN<br>MAP AMENDMENT  | <input type="checkbox"/> PLANNED COMMUNITY                 | <input type="checkbox"/> SUBDIVISION, AMENDED<br>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: Idaho Wilderness Yurts

**SITE INFORMATION:**

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

Quarter: SENW Section: SEC 1 Township: 7N Range: 7E Total Acres: 143.18

NESW

Subdivision Name (if applicable): \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: 325 Crooked River Road City: Idaho City

Tax Parcel Number(s): RP07N07E014250 Current Land Use: Agricultural

**OWNER(S) OF RECORD:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**APPLICANT:**

Name: Idaho Wilderness Yurts

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

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.

*Adam Little*  
*Adam Little* T.S. Secretary 12/29/22  
 Signature: All Owner(s) of Date  
 Record

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.

*Chris [Signature]*  
*Chris [Signature]* 12/27/22  
 Signature: Applicant Date

**Changes to the parcel(s) boundary listed on this application may not become effective in the Assessor's Office until the calendar year following the application date.**

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

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Idaho City, Idaho 83631

Phone: 208-392-2293

[www.boisecounty.us](http://www.boisecounty.us)



## AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

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JAN 03 2023

Highland Livestock & Land Company Limited, "Owner" whose address is                       
City                      State                      Zip                     

As owner of property more specifically described as:

325 Crooked River Road, Idaho City, ID 83631

T7N T7E SEC 1 NESW, W1/2SW, SENW, LESS R.W. 16.17 AC

**HEREBY AUTHORIZES** Christopher Greiner, Idaho Wilderness Yurts, LLC 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:

[Signature]  
(Signature of Owner)

Adam Little  
(Print Name)

Secretary of Highland Livestock & Land Co. Ltd.  
(Title)

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Secretary or Corporate Owner)

\_\_\_\_\_  
(Print Name)

NOTARY STATE OF IDAHO ) ss  
COUNTY OF GEM )



SUBSCRIBED and sworn to before me by ADAM LITTLE  
on this 29th day of DECEMBER, 2022

[Signature]  
Notary Public  
My Commission expires on: 09/14/2027

Date 12/29/2022

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[www.boisecounty.us](http://www.boisecounty.us)



**CONDITIONAL RECEIVED**  
**USE PERMIT** JAN 03 2023 12:40  
**APPLICATION**

CUP # 2023-001 BOISE COUNTY  
PLANNING & ZONING

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

<b>Owner:</b> <u>Highland Livestock &amp; Land Company Limited</u>	
Email: <u>[REDACTED]</u>	
Phone: <u>[REDACTED]</u>	Mailing Address: <u>[REDACTED]</u>
City: <u>[REDACTED]</u>	State: <u>[REDACTED]</u> Zip Code <u>[REDACTED]</u>
<b>Applicant (if different):</b> <u>Christopher Greiner, Idaho Wilderness Yurts, LLC</u>	
Email: <u>[REDACTED]</u>	
Phone: <u>[REDACTED]</u>	Mailing Address: <u>[REDACTED]</u>
City: <u>[REDACTED]</u>	State: <u>[REDACTED]</u> Zip Code: <u>[REDACTED]</u>
Engineering Firm: _____	
Contact Person: _____	Phone: ( ) _____
Address: _____	Email: _____
Surveyor: _____	Phone: ( ) _____

**Location and size:**  
 Property Address: 325 Crooked River Road

Parcel Number: RP07N07E014250 Section: SEC 1 Township: 7N Range: 7E

Total Acreage: 143.18 total, 31.67 acres to be zoned for campground use as shown on site plan

Proposed Land Use: Recreational: Campground

Proposed Name: Idaho Wilderness Yurts

Assessor Exemptions (i.e. agriculture, timber, etc.): No: \_\_\_\_\_ Yes: X  
 list: Timber and Agriculture for the areas not included as part of the yurt villages (see site plan)

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 *Alan St* Secretary of Highland Livestock & Land Co. Ltd.
- Signature: All Owner(s) of Record \_\_\_\_\_
- Date: 12/29/22

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: *Chris Greiner*
- Date: 12/27/22

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Christopher Greiner 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: *Alan St* Secretary of Highland Livestock & Land Co. Ltd.
- Date: 12/29/22

## 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. Two copies of the completed application, as well as one to two reams of copy paper in order to produce the appropriate number of copies to assure the fullest presentation of the facts for evaluation of the request by agencies and the public.
5. Two copies of all required plans drawn to scale; or more copies as determined by the P&Z Administrator.
- ✓ 6. Narrative explaining the following:
  - A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
  - 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. ← Included in narrative  
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.
8. Plans Required with Application:
  - ✓ 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. ← Maintaining natural appearance of the property. No landscaping planned.
  - ✓ A noxious weed control plan
9. Plans that may be Required, depending on land use:
  - ✗ 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, if applicable.
  - ✗ An irrigation plan, if applicable.

**SECTION III: APPLICATION INFORMATION**

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.) T7N T7E SEC 1 NESW, W1/2SW, SENW, LESS R.W. 16.17 AC

TAX PARCEL NUMBER RP07N07E014250  
 Quarter SENW Section SEC 1 Township 7N Range 7E  
NESW  
W1/2SW

1. PROPOSED USE: Residential  Civic or Community  Commercial  Industrial

2. SIZE OF PROPERTY 143.18 total, of which 31.67 zoned as campground Acres  or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
Agricultural, Timber, Idaho Power Cloud Seeding Station  
Existing cabin is in a state of disrepair and will be unaffected by the proposed development.

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 There is no adjacent private property. All East There is no adjacent private property. All  
 South surrounding land is National Forest. West surrounding land is National Forest.

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 28'

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):  
 Number of **Proposed** Structures: 20 Number of **Existing** Structures: 0  

<u>Proposed Gross Square Feet</u>		<u>Existing Gross Square Feet</u>	
1 <sup>st</sup> Floor	<u>8,200</u>	1 <sup>st</sup> Floor	<u>                    </u>
2 <sup>nd</sup> Floor	<u>                    </u>	2 <sup>nd</sup> Floor	<u>                    </u>
Total	<u>8,200</u>	Total	<u>                    </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): N/A  
 SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A

8c. DENSITY OF DWELLING UNITS PER ACRE: N/A

9. PROPOSED SITE PLAN:  
 Percentage of site devoted to building coverage: 0.6%  
 Percentage of site devoted to landscaping: >93% (natural landscape)  
 Percentage of site devoted to roads or driveways: TBD, <4%  
 Percentage of site devoted to other uses: <2%  
 Describe other uses: Pavilions and Common Areas  
**Total: 100%**

10. PARKING (If applicable):

- a. Handicapped spaces proposed: 4  
 b. Parking spaces proposed: 20  
 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>N/A</u>	_____	<u>N/A</u>	_____
Rear	<u>N/A</u>	_____	<u>N/A</u>	_____
Side	<u>N/A</u>	_____	<u>N/A</u>	_____
Street Side	<u>N/A</u>	_____	<u>N/A</u>	_____

12a. NUMBER OF EXISTING ROADS: 1 Width: 1 Private or Public? Public  
 Existing road surface(s) type: Graded Dirt/Gravel

12b. NUMBER OF PROPOSED ROADS: \_\_\_\_\_ Proposed Width: 15'  
 Will the proposed roads be publicly or privately maintained? Privately Maintained  
 Proposed road construction: Gravel  Paved

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
None

13b. PROPOSED UTILITIES: None  
 Proposed utility easement width: \_\_\_\_\_ Location: \_\_\_\_\_  
Composting toilet with single septic pipe for urine.

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

14b. POTABLE WATER SOURCE: None  Public  Water Association  Individual   
 If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
 Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_

15. REFUSE and TRASH DISPOSAL METHOD: None, users must pack out their own trash.

16. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No  
 Are you proposing any alterations, improvements, extensions or new construction? No  
 If yes, Explain: \_\_\_\_\_

17. PROPOSED DAYS AND HOURS OF OPERATION (if applicable): 24/7/365

18. PROPOSED NUMBER OF EMPLOYEES (if applicable): <3, part-time maintenance and cleaning

19. DRAINAGE (Proposed method of on-site retention): None  
 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



**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**

<b>THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT</b>	
FILE # <u>Cap 2023-001</u>	FEE \$ <u>650-</u>
ACCEPTED BY: <u>[Signature]</u>	DATE: <u>3 Jan 23</u>
CROSS REFERENCE FILE(S)	
PROPOSED USE OF PROPERTY: <u>Ichho Wilderness Yurts</u>	