

Narrative:

Development Narrative for Conditional Use Permit
The Escaped Project - Edkon LLC
TBD Gooseberry Drive, Crouch, Idaho

Outline

- Background and project description
- Construction timeline and phasing
- Impact analysis
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Background and Project Description

Idahoans love everything to do with the outdoors. It's the wilderness, the adventure, the time with nature that recharges spirits and brings joy to everyone. With the recent influx of people living in Boise and surrounding cities, there is more and more demand for these outdoor adventures. Sadly, Idaho natives and recent joiners struggle more and more to find the right place to enjoy the outdoors.

The Escaped Project (TEP) intends to create opportunities for people to safely enjoy outdoor experiences. TEP will establish safe, clean, beautiful outdoor spaces that are family friendly and will be close to the adventures that Idahoans seek. These camping spaces will make safe sleeping areas, warm tents, safe and cheerful fire pits, and more just a short trip from home for most Idaho residents. The camp will offer a taste of luxury with real mattresses, solar lighting, and small comforts like coffee and more.

TEP will consist of 2 different groupings of tents. (Phases 1 and 2) Each Phase will contain:

- 5 large wall tents, each with sleeping room for 2-6 people, basic cooking and food storage spaces and a forest service approved fire pit.
- A separate, ADA compliant restroom that will be modular, portable, and sanitized with each stay
- Phase 2 only will include an outdoor communal barbecue, eating, and gathering area with cover from the weather and seating (location TBD based on plans for Phase 2)

The two Phases will be separated in space and time in order to give privacy and space between tents.

Each tent will be offered to the public on a first come, first served basis. Amenities in each Phase will be offered only to paying customers. All guests will be expected to exercise the "campsite rule", to "Leave it a little better than they found it." The Escaped Project will be largely open during the warmer months, shutting down entirely during the coldest months.

Each Phase will be off grid. Tents will be provided with photovoltaic lighting, reusable water dispensing systems, and minimal amenities. Guests will be expected to pack out their own trash and to leave sites in better shape than they found them.

Toilet facilities will be provided by high end flushable Porta Potty style above ground septic units. Units will be pumped empty weekly and cleaned after every stay.

Construction Timeline and Phasing

TEP will be built in 2 phases, with the first Phase commencing in the spring of 2023, and the second Phase starting in spring of 2024.

This application provides specific locations for each of 5 tents in Phase 1. This application further defines general locations for each of 5 tents in Phase 2.

Impact Analysis

Expected impacts are as follows:

- Environmental
 - Grading: There will be minimal grading to provide sites for each Phase. Each graded site will be designed to shed water downhill and to avoid water pooling. Grading will preserve the natural feel of the landscape by grading only under tent sites. Parking will be graded out of the lowest portion of the property.
 - Trails: Tent sites will be connected by a single-width footpath constructed in a manner consistent with Bureau of Land Management guidelines.
 - Trash: Guests may be tempted to leave trash around the land. Each stay will be followed up by a cleaning crew that will be charged with cleaning indoor areas and policing trash in outdoor areas.
 - People: The Escaped Project will bring more people to the area, which could contribute to congestion in Crouch. Approved parking area will be graded to minimize congestion. More people will bring more business to local businesses, and partnerships with those businesses are being actively sought after.
 - Tourism: TEP will provide more tourist options for Crouch and Garden Valley.
- Nearby property impact:
 - Adjoining property is private land, and there are 3 private homes. Campers will be given strict instructions to be respectful of the peace and quiet of their wilderness area. All Tents will be more than 200 yards from the 3 nearby houses and 100 feet from the property line.
- Natural resources impact
 - Guests may draw water from the Middle Fork to purify for drinking water
 - There will be a small amount of land dedicated to the site, although the expectation is that less than 3% of the 5.59 acre plot will be graded for camping sites.
- Law enforcement, fire departments, emergency medical services, transportation department
 - In the event of an emergency, fire departments and emergency medical services would be asked to respond. First responders are:
 - Fire & Emergency Medical Services - Garden Valley Fire Department
 - Guests will be made aware of wilderness safety practices and services that can help ensure their safety.
- Schools:
 - Taxes will generate revenue for schools.

Site Compatibility and Compliance

101 Gooseberry is approximately 1 mile from Crouch, and usage is consistent with the outdoor adventure themes of the area. Within 1 mile of the property are retail establishments for shopping, groceries, and restaurants, river takeouts, and hiking trails.

Boise County's Comprehensive Plan states: "Recreation and open space opportunities are a major interest to the people of Boise County." Furthermore, the County's stated goal is, "To encourage the development and maintenance of quality facilities to provide for sustainable recreational opportunities. "

The Escaped Project supports Boise Counties stated goals, and when complete will advance the county toward those goals.

The proposed density for this project is rather sparse, approximately 1 person per quarter acre when fully occupied. The Escaped Project will comply with all sections of the Boise County Code and the Unified Land Ordinance.

Fire Mitigation Plan

Fires at The Escaped Project will only be permitted as follows:

- Inside the Forest Service approved vented fire pit at each common cooking area
- Inside the Forest Service compliant fire ring at each tent
- In approved propane-powered cooking stoves

It should be noted that all fire rings will be compliant with the guidelines from the US Forest Service found [here](#).

A diagram of the fire pits is attached in Exhibit 1.

Emergency Services plan

The Escaped Project is sited entirely on 5.59 acres of land with cellular service, and no tent is more than 275 yards from a dirt road.

Emergency services vehicles will have access to the site through Gooseberry Lane and Windy River Rd. This road is a graded 2-way dirt road and supports traffic from nearby Crouch.

Guests will be made aware of the outdoor nature of the site and will be provided with guidance and coaching so that they:

- Have an evacuation plan in case of fire.
- Be confident in their hiking skills to make the 1-mile hike to Crouch.
- Notify guests of air evacuation services that may be available to them.

For Phase 1, Fire Chief Cleaveland has agreed that existing access is sufficient.

For Phase 2, Fire Chief Cleaveland guided TEP that we'll require access sufficient to get a emergency services vehicle to the top of the property. TEP is investigating easements and adjacent roads for a solution, Phase 2 will not start without a plan in place.

Noxious Weed Control Plan

The Escaped Project will monitor for noxious weeds on and around camping areas. When found, noxious weeds will be dealt with as most appropriate for that type of weed. The property currently has robust flora consistent with the surrounding areas. The current plan includes minimal landscaping and therefore there should be minimal impact to the existing vegetation.

Exhibit 1: Proposed Fire Pit Design

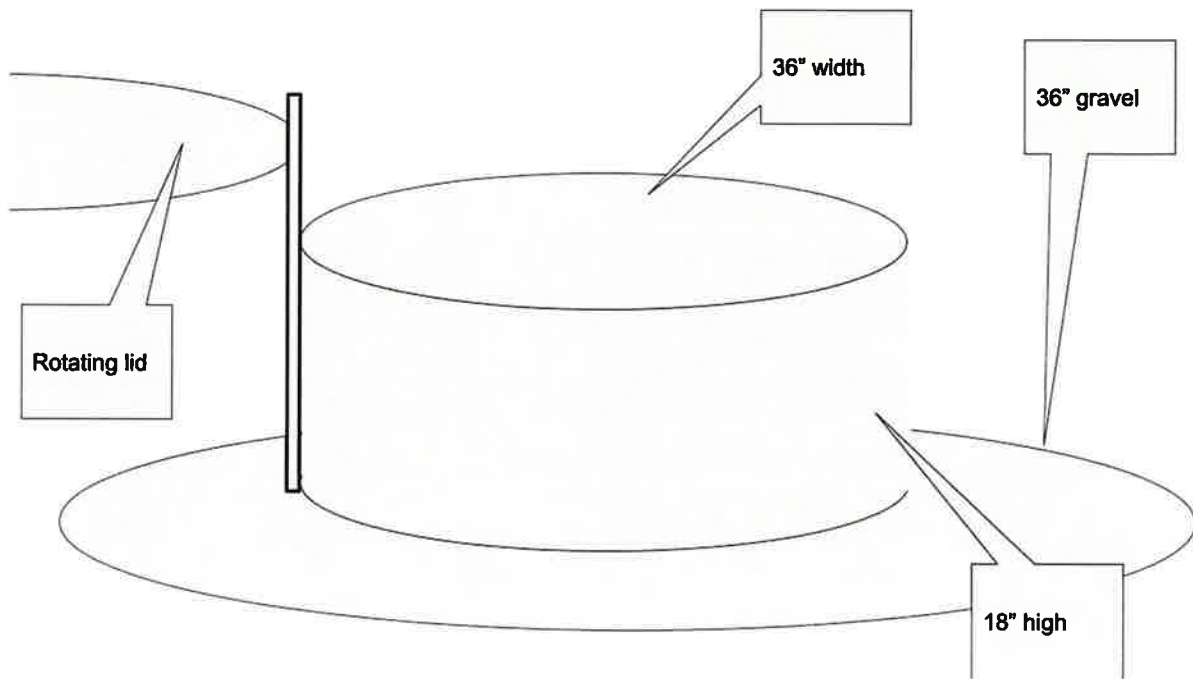


Exhibit 2: Proposed site grading plan

Grading will be consistent with National Park Service guidelines here:

<http://npshistory.com/publications/management/campground-dev-guidelines-draft-2020.pdf>

And will be designed to funnel water away from campsites and to prevent standing water accumulation.

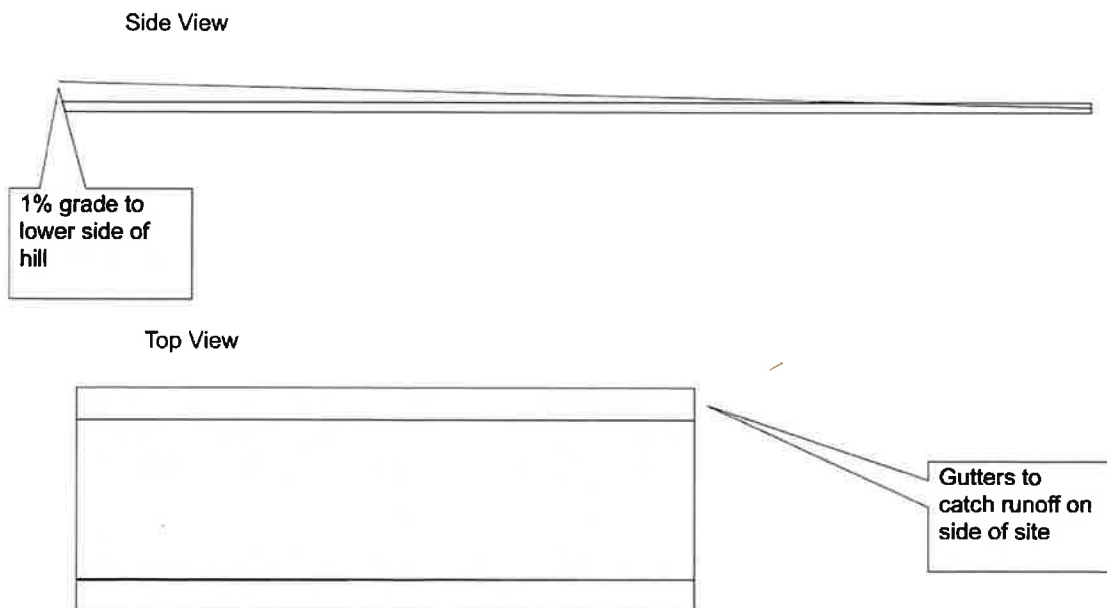


Exhibit 3: Fire pit guidelines & summary

Fire pit guidelines are found here

<https://www.fs.usda.gov/recreation/programs/accessibility/pdfpubs/pdf06232801dpi72pt12.pdf>

And a summary is below:

Applying the Forest Service Outdoor Recreation Accessibility Guidelines

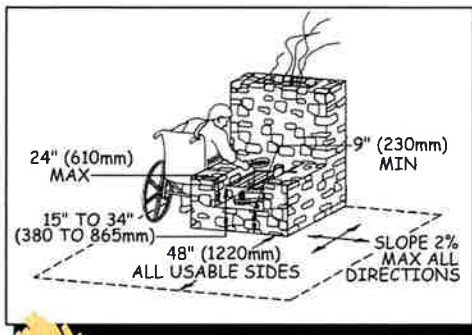


Figure 65—The height, clear space, and reach range requirements for an outdoor fireplace.

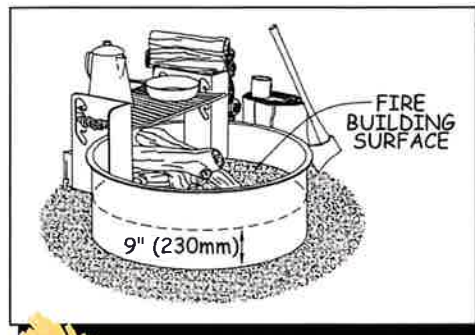


Figure 67—The height and reach requirements for manufactured steel fire rings.

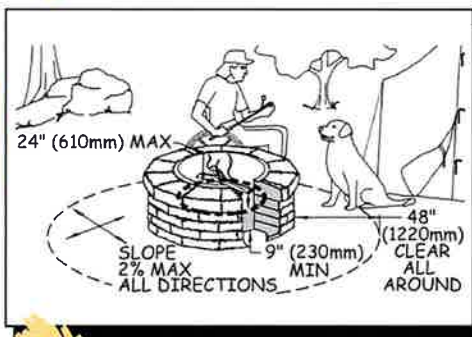


Figure 66—The height and reach requirements for custom fire rings.

This provision normally doesn't affect standard, commercially manufactured fire rings that are common in campgrounds, such as the fire ring shown in figure 67. The material used to fabricate commercial fire rings usually is not very thick or wide, so the reach to the fire-building surface is normally less than 24 inches (610 millimeters).

All usable portions of a fire ring, fireplace, or wood stove must have a clear floor or ground space that extends at least 48 inches (1,220 millimeters) out from the ring or stove and is at least 48 inches (1,220 millimeters) wide. An exception allows this space to be reduced to 36 inches

(915 millimeters) minimum where a condition for departure exists. The clear space must be adjacent to the ORAR, but it may not overlap the ORAR. The clear space is required for safety so that someone isn't forced to get too close to the heat or fire and risk getting burned.

The slope of the clear floor or ground space around a fire ring, fireplace, or wood stove may not exceed 1:50 (2 percent) in any direction. Where required for proper drainage, an exception permits the slope to be up to 1:33 (3 percent) in any direction. The surface of the clear floor or ground space must be firm and stable. Exemptions from the slope and surface requirements for fire rings, fireplaces, and wood stoves are allowed where a condition for departure exists. The exceptions are particularly relevant for fire rings provided in GFAs.

Controls and operating mechanisms for a wood stove must comply with the provisions for reach ranges and operability specified in ABAAS sections 308 and 309 and explained in *Reach Ranges and Operability Requirements*.

Utilities—Electricity, drinking water, sewer, and other utilities that are provided in recreation sites must meet the requirements explained below.