

## Narrative:

Development Narrative for Conditional Use Permit  
Majestic Mountain Ranch - O TRIPLE R  
9 Lodgepole Lane, Idaho City, Idaho 83631

## Outline:

- History
- Phase 1 - Building permit #2023-011
- Phase 2 - Canvas/Wood Glamping Cabins
- EMS Action Plan
- Impact
- Compatibility and Compliance

## HISTORY

In 2018 I moved home to Idaho City. I applied for jobs here in town, wages were not very good and rents were high. I began to help folks I knew in town leading me to Bill Stirling. Bill was a resident of Idaho City since the 1970's a man of many talents, and a cowboy at heart. He owned several pieces of property and many businesses all with "BIG DREAMS" throughout the years. Later in life, Bill needed some help with everyday living and I needed to find a career and home I wanted to purchase. He chatted with me while we were visiting his remaining Idaho City properties, and shared the dreams and his visions he had for each. This helping to create my dream of a gathering ranch.

February of 2019, all of his properties were in ill repair needing maintenance in both the buildings and the land and lots of love. I helped his family out and we began getting the cowboy house in order and by July, we prepared the first house for AirBnB. Bill passed in August and his family sold the property to some folks out of state. They were kind enough to let me and lease and manage the property until they decided what they wanted to do. Over the next 2 years we were able to clean up and beautify nearly 10 acres of land and create 3 additional unique spaces and utilize AirBnB to generate income. After some strategic planning we found some needs in the community and we are the niche to fill them. After nearly 3 years and buyers to do due diligence, we purchased the property 9 Lodgepole Lane in January of 2023.

We had the beginnings of a beautiful thing... Majestic Mountain Ranch is the perfect setting and a wonderful addition to Idaho City. Amongst the trees along the Ponderosa Pines scenic by-way, within the Boise National Forest, one mile south of the historic mining town of Idaho City, and only 45 minutes from Boise sits a 6-acre gathering ranch. Majestic Mountain Ranch Idaho City has taken the "Lil" mountain town feel and thrown in modern amenities mixed with a splash of passion and romance. Currently, we have four AirBnB units, each with their own unique rustic charm featuring two suites, a small stand alone cabin and a bunkhouse within the Barn.

We would like to take this property and allow for groups and gatherings reunions and corporate functions. Regularly we have groups of people who will rent all units and yet still want more. We would like to add 8 total more canvas and wood sided cabins. We would like to make it happen in two phases. (4.3.E.1)

The "Bunkhouse" in the Barn can be converted to allow for up to 75 guests for a wedding, reception, reunion, corporate function, party, etc. inside having a kitchen and we have been improving and cleaning up the property to provide a park like area for a small outdoor function.

For larger groups and functions we will provide port-a-potties.

### **PHASE 1 - Building Permit #2023-011**

Already approved- To be completed by Dec 2023. Build an addition of a 1000 sq ft covered patio and 400 sq ft storage/garage area attached to the Barn. The covered patio will have an outdoor cooking area and seating. This will allow for us to have an indoor/outdoor venue area.

### **PHASE 2 - Canvas/Wood Glamping Cabins (4) Summer/Fall 2023**

We would like to start construction on PHASE 2 ASAP Building Permit is included in this packet. These cabins will be themed cabins based upon the history of Idaho City.

- **(4)** Luxury Canvas and wood sided four season glamping cabins. All with indoor/outdoor kitchenettes and full bathrooms. \*Attachment #1 \*\*\*At least 1 cabin in each phase will have wheelchair access.
- Central District Health has already approved septic for this. Permit #167570. \*Attachment #2
- Correspondence with DEQ and testing from Analytical Lab. \*Attachment #3
- Application to pull power from Idaho Power. \*Attachment #4
- Boise County Application for Building permit. \*Attachment #4
- Drainage map

(ULO 4.3.E.5) (ULO 4.3.E.6)

### **PHASE 3- Canvas/Wood Glamping Cabins (4) Spring/Summer 2024**

- **(4)** Luxury Canvas and wood sided four season glamping cabins. All with kitchenettes and full bathrooms. \*Attachment #1
- Central District Health has already approved septic for this. Permit #167570A. \*Attachment #6
- Correspondence with DEQ and testing from Analytical Lab. \*Attachment #3
- Application to pull power from Idaho Power. \*Attachment #6

- Boise County Application for Building permit. \*Attachment #4

## **EMS ACTION PLAN**

We are located off Highway 21 and are the first property on Lodgepole Lane on the right, with some 21 frontage. We have taken all precautions to assist our fire and first responders by providing plans to dispatch of the Ranch indicate specific units and locations, along with will clearly post and sign every unit. We are providing an escape plan in each unit, with a designated meeting place. \* Every unit is equipped with smoke detectors, carbon monoxide detectors and fire extinguishers as well as first aid kits are clearly marked and located in every unit. We have created a property with clear defensible FIREWISE space of 30' minimum. Each fire pit is equipped with a shovel, bucket and firewise information, and has hose within the distance of a spigot. (ULO 4.3.E.5) (Boise County Outdoor Burning ordinance 2014-03 Section VII, 3)

FIRE: Idaho City Fire Protection District  
EMS: East Boise County Ambulance District (EBCAD)  
Police: Boise County Sheriff

All regular entrances and egresses are located off of Lodgepole Lane it is a private/public road. We will have emergency exits on McIntyre Gulch Rd., a public/private road, see attached easement for McIntyre Gulch Rd. (ULO 4.3.E.8)

## **IMPACT**

MMR will impact the environment in the means that we have cleaned up and removed debris that has accumulated over the past years. We have brought ill repaired buildings and property up to date not only to improve the safety, look and feel of our property but to encourage out of towners to want to come to Idaho City for short or long stays, bringing more income to our whole city, with the shopping, dining and entertainment that our town has to offer. We would like to offer vacation packages to promote community commerce.(ULO 4.3.E.3)

This occupancy will bring minimal distractions to the properties that surround our 6 acres, we will have light car traffic up the road to the property. We are using as many natural resources as possible, for landscaping as well as adding additional flowers, plants and trees around the natural rock islands, identifying and addressing issues of noxious weeds early to limit and eliminate noxious weed spread to preserving and enhancing the natural rural environment and character of the land in Boise County. Lighting shall be dark-sky compliant.(ULO 4.3.E.4)

We would like to clearly define our property boundary to our guests, as we want to keep any inconvenience away from and give privacy to our residential neighbors. We have been planting bushes and shrubs native to the area for additional definition, along with rock and maybe some

fencing, see attached fencing and landscape plan. At the ranch, our hours of operation vary, although in each unit is a posted sign quiet times 10pm to 8am. Sunday to Thursday and 11pm to 9 am Friday and Saturday.(ULO 4.3.E.4)(ULO 4.3.E.9)

In accordance with the Boise County ULO, taxes on rooms, property and improvements will generate revenue for schools and local funds dedicated to promoting tourism in Boise County. (BCCP page 18, ULO 4.3.E.2)

Majestic Mountain Ranch will employ 3-5 employees we try to employ from within Boise County, and use as many local vendors and stores as possible. \*See preferred vendor listing. It is our goal to provide above average wages to to above average employees, to have outstanding customer service to provide an unforgettable experience. We have and will continue to be an area booster and member of the Idaho City Chamber of Commerce and continue to donate to the Basin School District, Jack Pine Round Up, Boise Basin Senior Center, Gold Dust Rodeo, Fourth of July, Idaho City Days, Chili Cook-off, Idaho City Historical Foundation, and more.

In accordance with ULO 4.3.E.7, we would like to hold the number of larger events, guests of up to 100, to a minimum no more than 10 per year. Events will require parking attendants to eliminate off site parking, as respect to neighboring properties. We have an agreement with the property owner at 6 Lodgepole to allow for overflow parking as needed. (ULO 4.3.E.7)

## **COMPATIBILITY AND COMPLIANCE**

The long term goal is to provide a place where larger groups or families can come to experience what Idaho City has to offer as a whole. We can offer the perfect venue for Weddings- Reunions-Corporate Functions-Holiday Parties-Retreats-ATV-UTV-dirtbikes-off roaders—Hiking and winter sports enthusiasts, alike as a stay and play package options and the space to do it in. We have kept the feel and theme rustic feeling “IDAHO CITY” with modern amenities. We would love to create a naturally landscaped retreat, a Majestic Mountain Getaway!

### **Fire Pit Rules and Safety:**

- 1) No one under 18 may use fire-rings
- 2) Shovel/bucket and hose access are provided at every forest service approved fire ring
- 3) Fire is not allowed OUTSIDE the fire ring.
- 4) Includes a 15' FIREBREAK around each fire ring
- 5) Each fire ring will be marked on the EMS ACTION PLAN
- 6) Each structure has 30' FIREBREAK



### **Event/Wedding Rules:**

- 1) Maximum number of people is 100
- 2) Event Insurance is required for ALL events.
- 3) Event Hours of Operation: 10AM-10PM Sunday - Thursday and 10AM-11PM Friday and Saturday
- 4) Vendors other than preferred vendors must have prior approval.
- 5) Maximum of 10 events per year.
- 6) Renter Must be 21+ years of age

### **Preferred Vendor Listing:**

Gold Mine Grill- catering/beer/wine/liquor/MC 208-392-4787

BoCo Social-catering/beer/wine 208-392-9334

Trudys Kitchen- catering/beer/wine/bakery 208-392-4151

Hells Gate BBQ- catering only 208-999-2055

Harleys Pub- beer/wine/liquor only 208-392-6028

Photobomb Idaho- photography/photobooth and MC Services 208-600-9552

ROCKS Natural Spring Water- Event drinking water 208-343-3801

Breath of Fresh Hair- Hair styling and makeup 208-421-2991

Idaho City Grocery- groceries/ice/supplies 208-392-4426