

Narrative:

Development Narrative for Conditional Use Permit

Camp Eden

44 Ophir Creek Rd, Idaho City, ID 83631

Outline:

- **History**
- **Phase 1, 2 & 3**
- **EMS Action Plan**
- **Evacuation Plan**
- **Impact**
- **Compatibility and Compliance**
- **Property Description**

HISTORY: We started hunting for property to make into a campground in August of 2020 to share with family, friends, and relatives to gather together with us. We were blessed to find and buy 12 acres of bare ground close to Placerville Idaho that would be plenty big to fulfill our dreams of a gathering place for all we know and love! We made an offer in September and bought the place out right on October 1, 2020.

We went right to work trying to get all the needed permits. We started with a request for a shop permit to get an address. We thought we would have enough money to cover the utilities (Well, 400-amp Power and Sewer system) and the shop but as you know in 2021 Covid was still lingering and the cost of materials went really high. We were only able to get the utilities in. We created a road and put 10 RV sites with water and power to each site. We have an RV Dump at the top for when people leave. It is a well thought out and a great design. There is a community fire pit with a water spigot close by. We have a horseshoe pit that is shaded all day long and a playground for the children with a zipline for hours of fun. We wanted a RV site for each one of our 8 children and 1 site for us, with the 10th site for tents for the grandchildren old enough to sleep outside. A tent for the girls and a tent for the boys. By July of 2021 we had the sites leveled and utilities in. We were on a fast track and had little hiccups (except for the well equipment breaking down) that we knew it was all right for our family. At no time while we were developing our land as a campground, getting permits for water, power, sewer, did anyone mention to us that we would need to get a permit for our campground. We were under the impression that it is our land and we could use it the way we wanted to. We had our 1st group family reunion at the end of July 2021. We rented and borrowed RV's for each of our 8 children to park on the land and put up tents for the grandchildren. We all loved it so much that we did a repeat in 2022. We then decided we would try and sell our property in the valley with the hope to build a permanent full-time home on our property one day. (At present we only have a permit for a Shop.) Our property is still on the market down in the valley, we requested an extension on the shop and have not submitted any plans for a home.

Our family & friends used our property as a RV campground. That was our original intent. We bought the property to share it. We had our immediate family reunions and 35- 40 Widows & Widowers up camping in both the summers of 2021 & 2022. My niece from Logan Utah and her siblings and their families around 14 of them have come 3 years in a row. We have had neighbors that we rarely could get time in the valley to visit with, come and enjoy the spaces up here.

We had no idea about the share your land platform called "Hip camp" at the time we put the campground in nor did we know to camp on your property we needed a permit. When our friends from Twin Falls, told us about this opportunity to share your land for a nightly rate to get back some of our investment, we thought it a wonderful opportunity. So, we started advertising on "Hip camp" the summer of 2022. It said it was for "Private Landowners"

and we didn't think this would be an issue at all as that is what we were. There is a need for safe RV sites in the area. People are looking for places to go with water and power. We opened a few weekends a month on that platform as we had family and friends at no charge come to enjoy the property and we can block days out for their and our personal use. When things started slowing down for work with this economy, the Hip Campers helped us pay some bills.

We had some friends camping on our property for no fee (not Hip Campers) when we were made aware that we needed a permit. We had gotten permits for everything we have done on our property; water, power, sewer. We even went as far as permitting an additional septic tank and got an approval in case we decided to put each RV site with a sewer hookup. Our leach field was inspected and rated for the additional tank in case we decided to go with sewer hookups to each site as well. We thought we were doing everything right and by the book.

We stopped by the Planning and Zoning office to inquire regarding a permit and were informed that no matter WHO is camping (owners, family, friends or paying guest) on their land, all CAMPS need a CUP (conditional use permit) We didn't know what that was. We honored the 2 bookings we had on Hip Camp and stopped all other future bookings to comply with the need for a permit. We are grateful that we have been educated in the fact that a permit is needed in Boise county to camp on your own property and intend to comply with that ordinance. We are requesting this permit so we can be free to use the land as we intended to when we first bought the property as a campground. We hope that all our dreams are realized with a shop, and a home of our own up there one day. As we develop each step of the way we will visit with planning and zoning to be in complete compliance. We are law abiding citizens and want to build what we dreamed of, a gathering place for families to enjoy and bond one with another.

Phase 1- As soon as possible. Get a permit approved to use the land as intended when we purchased it in 2020, and developed in 2021. To comply with all land ordinances. Have the boundaries well defined so no accidental trespassing will occur on our neighbor's property. Keep roads in good repair so our neighbors will still gain access to their property through our land. (no legal easements are on record to use our road; however, each property does have easements to Centerville road from the back and could choose to create their own road if they would like)

Phase 2 – Building permit # BP 2021-082 as of April 2021

Once money is secure we will build the proposed permitted shop. This is for equipment, and a place of shelter in times of rain. It is big enough for lines to be drawn for a private pickleball court inside for exercise and the love of the game.

Phase 3-FUTURE 3-5-year plan. Draw up plans for a 2-bedroom 2 bath permanent home with a loft (CDC has on file). Submit plans to Planning and Zoning for all permits needed before work is to be done. This may be a separate building where our RV sits now (as we would not need a site if we have a home) or a home inside the shop, to be permitted and decided later. We have not made firm plans yet.

We would possibly like to add an additional road from Centerville Road to the Road that leads to the campground for a one-way flow. There is a natural indentation for this road from the old mining days. The elevation on this road has a lower percentage grade so would help all residents using the road in the winter months. It would also help with any oncoming traffic. This Road would be 100% on our property.

EMS ACTION PLAN: We are located off Centerville Road. We have subscribed to the Centerville Fire Department through their annual subscription drive. We are not taxed through the Placerville Fire department but we do donate to the Placerville Fire Department in addition to our subscription to the Centerville Fire district, so we can be doubled covered.

We are well equipped with water spigots and a sprayer on a 100-foot hose by the community fire pit. We keep a shovel & bucket close for ashes when we clean the pit out. We had the Centerville Fire Chief look at our fire pit for

any safety issues. We dug down making sure no roots were near the heat source. The metal Fire Pit is above ground. We do not allow any guest to have small open flame fires on our property. The use of a designated fire pit is the only permitted place to have a fire. We would rely on the East Boise County Ambulance to provide all EMS services. We have a first aid kit on site for any minor issues. We have WIFI calling for us and for our guests to use in case of an emergency as we do not have cell service in our area. Police would respond if there is a need.

Fire: Centerville

EMS: East Boise County Ambulance

Police: Boise County Sheriff

EVACUATION PLAN: See map In case of an evacuation of any kind, there are two ways off the property. One South on our private lane on Ophir Creek Rd south of our campground heading to Centerville road (Forest Service Road 307) heading to Placerville, Centerville, Idaho City and Horseshoe Bend. The other exits is on our Northbound property line. The Forest road "349E". The start of this road is on old Centerville Road and finishes up where it meets our private land at Ophir Creek Road. Go left to Placerville and right to Centerville.

Noxious weed control: The plan is to comply with law.

Lighting: We have discussed the possibility of putting a light pole up. If it does happen it will be facing down to visualize pathways better it would have no glare and will provide a dark sky. For now, people will use flashlights. There is a light facing down on one of the outbuildings.

IMPACT: The biggest impact we feel would be the traffic on our Privately-owned road that is on 1.78 acres of our land that goes by the East boundary of the Visconty Subdivision. This privately-owned road is 95 % owned by the Wild Newby Trust and it goes up to the camp ground that is in the upper middle of our 11.78-acre parcel. Currently the Visconty Subdivision has no legal easement to use the road. (Per Public records) They and other community hunters and ATV, UTV riders use this road frequently to access the beginning of Forest road 349E. We do not want any of the usage of this road to be altered in any way at this time. Like we said, we bought our land to share it and we do not mind the neighbors and the community using our land and the privately-owned road that is on our property to enjoy the National Forest, that is accessed only by going through our property, at this time.

This occupancy will bring a few more distractions to the properties that surround our 11.78 acers. We will remind all guest of the Boise County Noise Ordinance and will abide by that law. At present the area is very noisy with road noise on Centerville road. UTV, ATV, motorcycles and other off-road vehicles such as snowmobiles are loud and zip up and down Ophir Creek Road trying to get to the trails behind our property to get on the 349E Forest road where other great adventures await them. To help with this we put up a sign at both ends on Ophir Creek that requested traffic lower the speed limit from 15 to 10 miles an hour on our privately-owned road, but someone stole the south bound entrance sign. We also put up a sign that said "Private Road Residence and Guest Only" allowing our neighbors to use the road and hoping that would help us all by limiting the frequency, with no permission access. But that south entrance sign was stolen as well. On the North side the signs still remain.

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 know that a few of our guests have gotten lost at times, also our south boundary neighbors camping guests get lost from time to time on our property as well. We hope there is mutual respect and tolerance shown when this occurs.

The environment impact: It will have little impact as we are keeping with the natural lay of the land. The RV sites are down at the bottom of one of the many knolls on our property and cannot easily be seen from the Visconty Subdivision.

Being this is not a commercial business (meaning not a KOA type campground) We will not be employing anyone and would gladly be on site with our guest at the time of their visits. We aren't currently every single time but plan to

be living up there so will likely be in the future. However, having guests on our property when we are not there, will occur at times. Right now, we are part timers like everyone else on Ophir Creek.

In accordance with ULC 4.3.E.7 We would hold the number of larger gatherings to a minimum of no more than 10 a year. Group sizes would be anywhere from 40-75 people. We have a growing family. Smaller group gatherings would be welcome most anytime. We would like to accommodate large groups. We have 40 people in our immediate family. We have 8 Children, 7 in-laws, 25 grandchildren (more to come hopefully) 13 siblings, several Aunts, Uncles and of course our little widowed support group that we direct here in Idaho. Sharing it with the people we love brings us great joy.

Community positive impact: We are in the middle of five wonderful communities in Boise County. Three larger communities about 30 minutes away, Idaho City, Garden Valley and Horseshoe Bend. We are also close to two smaller communities Placerville and Centerville. Our guests have experienced 4th of July breakfast, pies, parades, rodeo's and have contributed to the store's shops and restaurants on numerous occasions. They have floated the river and gone to plays at the Starlight Mountain Theater. They have told stories around a campfire and have seen the clear sky that shows them all the stars. They come here because it is peaceful and reverent. They hear an owl in the background as they snuggle in their RV trailers at night.

Drainage: Natural lay of the land. The only issues we have seen is ruts in the roads which do get graded out periodically.

Compatibility and Compliance: The long-term goal is to provide a place where families and friends can gather at little or no expense to them. They come to get away from the city, the hustle and bustle and to reconnect with nature and all its majesty. We have kept the rustic feeling of Mountain living that Idaho City has to offer with a few modern amenities. Creating a naturally landscaped retreat. To enjoy wildlife and fish the streams to dip in the creek on a hot day, or warm up in the many hot springs in the area. They come to just connect with one another. Let's give them a safe place with water and power in the comforts of their own RV's & tents to do that.

Camp Rules:

1. Invited guest only (family, friends, neighbors, guest will be meet upon arrival)
2. Stay on property boundaries or the public land north of our boundary.
3. Bring your own wood supply
4. No Individual campfires at RV sites. The Community fire pit must be out each night. Water hose at fire site available.
5. Please pick up after your fur babies and children. No Littering!
6. There is no Trash dumpster or pick up on site. Pack in & Pack out rules apply
7. Use pathways to prevent erosion of our horseshoe pit and RV sites. There are pathway trails going up to the common area at site 4,6, & 8
8. Please, no motorized or wheel (bikes) on any area that is not designated. Please stick to the roads.
9. No use of illegal substances.
10. Quite hours apply from 10:30 P -7A

Property Description: The property has Idaho Power with a 400 AMP service. Water Well with 6 Spigots, Sewer tank and leach field on site: Our property enters by way of Centerville road and is in the shape of a flag pole with 95% of the Ophir Creek Rd on the pole (a strip of 107.89 feet wide x 828.97 feet long) then there is a flag on top. 496.56 feet on the West & East side and 848.40 feet on the North side. The Western border being the longest border at 1346.98 Feet, borders the Visconty subdivision where the 3 residents that own 5 of the parcels use as vacation property. As you turn north on Ophir Creek Road off Centerville road, the road is gravel with washboard rivets; it has a slight bend in the road after a 6% grade. You come up to the first two driveways to the left for the Visconty subdivision. Address #21 & #23 Ophir Creek Rd. A crossed from #23 there is a road off to the right leading to a neighbor's camping ground where their family and friends stay from time to time. They border our lower east and upper south border. (see map) They do not have a building permit on file so have no address. They have had the 12-acre property for 3 years, buying it sometime in September or October of 2020. The exact same time we bought ours from the same person selling the property. They were giving a verbal temporary easement to develop their property for 3 years from our road on Ophir Creek. (It is not on file and is a gentleman's agreement, which we have honored)

Continue a few feet and then you have Address #25 on the left who have 4 owners. They call themselves the compound as multiple family's use the property sometimes together and at different times. They have had the pleasure of being on their property developing it how they want for the last 16 years. We see them walking, riding their bikes, walking their dog and using motorized vehicles such as ATV and motorcycles on our property frequently. The last residents on our road is another several hundred feet to his driveway, address #41. They just bought Address #21 and has a 2nd parcel behind their property with the north bordering the national forest. At driveway propriety #41 is where our road continues straight with another road that turns to the right. We have a one-way flow, with a sign that says RV Parking this way with an arrow facing the right. We closed the loop with a new road from the bottom to the top of the property. That road brings the RV's to each RV Site. 10 sites in all. Site 1: pad is 15x45 back in and is perfect for toy haulers. Site 2: pad is 15x80 and is a pull through, great for a toy hauler as well. Site 3: pad 13x40 could be a tent site or an RV site up to 30 feet. Site 4: pad 20 x 42 could be a tent site or a RV site up to 35 feet. Site 5 and 7: pad 25x30 are back in double sites for 30 feet and below trailers. Site 6 and 8: Pad 27 x 30 are back in double site for 30 feet or below trailers. Site 9: Pad 11 x 20 is a tent only site, however sometimes we put our 2nd RV trailer here to park it. Site 10 Pad 18X 40 w/ 18X30 patio pad is the closest site to the western border, it is 120 feet away. It has water power and sewer, a contained smaller fire pit and has a trailer parked there most of the time, it is where we stay when we are there.

On the top of the hill upon leaving the RV circle there is an approved RV dump. It has water there as well for a good clean out with cement around it for guest to used. It has NO risk to neighbors or land.

On the 1st knoll closest to site 10 is where we park our cars, there are 3 out buildings. 2 for storage and a small building that looks like a log cabin. It is a 8x8 that we have turned into a modern bathroom. It can be completely winterized like an RV and is not on a permanent foundation. It has a sewer port that has no risk to neighbors or land. Down the knoll to the east there is a propane tank and a very small 4x4 shed, it looks like an outhouse, but is a tool shed. The other shed is down by the firepit, it is the water pump house and has storage in it.

There is a regulation size Horseshoe pit in-between site 10 and site 8. There is also play equipment, swing, obstacle course in that same area. On the south border of our property we put a family friendly low impact zip line.

To all our guests, we promote visiting, in Idaho City, The Springs, Museum, Sarsaparilla, Trudy's, Simply Fun (the toy store), Leon's, Gold Miner Grill, Krispy Chicken, Sinclair Gas station, Breath of Fresh Hair, Idaho City Trading post. In Garden Valley, Starlight Mountain Theater, Two Rivers Grill, Terrace Lakes restaurant and swimming pool, Weilmuster Park, White Water Unlimited the Dirty Shame Restaurant and for free the Camp Ground Hots Springs on the Banks Lowman highway. In Horseshoe Bend we recommend they stop and grab a Pie at Volcanic Farms and get a snack or gas at the Chevron. In Placerville, the Museum and My Place, the 4th of July activities and at Centerville, the 4th of July Breakfast. We have come to love these communities in the 3 years we have been here.