

Comprehensive Plan for Boise Ridge Riders Club Camp on Leased Private Property 3/7/2025

Plan:

- Create Rustic, Disbursed Camp Spots for Boise Ridge Riders club members while supporting operations for the annual Idaho City 100 Enduro.

Site Selection:

- The campground is located on 100% private property, secured with gates and signage on existing private access roads.
- The area is free from rivers, streams, and ponds, ensuring a dry and safe camping environment.
- The site includes 30 to 40 designated camp spots spread across a 10-acre area.

Access and Parking:

- Existing roads will be utilized to access the camping area.
- Each campsite will have a designated parking area to keep vehicles off the access road.
- The existing road circles the entire dispersed camping area and will be kept clear. All parking will be in designated areas off the roadway.

Campsite Layout:

- Each campsite will have a designated parking area to keep vehicles off the access road.
- A common area will be available for gatherings, featuring a designated campfire area. Individual camp spots will not have fire rings, but small personal propane fires are permitted.

Fire Preparedness Plan:

- The only campfire allowed in Ridge Rider Camp will be at the designated gathering area, which will be surrounded by pea gravel or similar non-combustible media.
- A 300-gallon water caddy will be strategically placed to properly douse the “gathering area” campfire and to be used in any emergency fire situation.
- We have designated fire evacuation routes, as shown on the attached maps, and all main roads will be kept clear with no parking permitted on the road. Each RV spot

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will have additional parking, and an overflow parking area has been identified on the attached map. Individual RV spots will be limited to small propane campfires only.\

- All Fire Emergency protocols will be enforced in accordance with county guidance.

Sanitation and Waste Management:

- **Portable Restrooms:** Commercially supplied and serviced portable restrooms will be provided on-site.
- **RV Tank Pumping:** The portable restroom contractor will offer professional RV tank pumping services upon request.
- **Garbage Disposal:** A commercial garbage dumpster will be provided by a garbage contractor.
- **Maintenance:** Club leadership will ensure that campsites and common areas are well maintained.

Environmental Protection:

- The Boise Ridge Riders are stewards of the land. Our leadership and code of conduct are in place to protect the club's image and the environment.
- The entire area will be monitored by club leadership and periodically by the landowner to ensure sanitation standards are maintained.
- **Noxious Weed Management:**
 - See Addendum: Noxious Weed Management Plan

Planned Amenities:

- **Security Gates:** Install 2 gates on the private roads for security.
- **Storage Containers:** Place 2 containers in a location agreed upon with the landowner. These containers are not permanent structures.
- **Social Gathering Area:** Construct a primitive and fitting social gathering area, moving boulders with heavy equipment as needed. The design will be amicable to both the club and the landowner.

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Future Upgrades:

- **Phase 2) Electricity:** Potential to run electrical lines along the existing roadway, ensuring compliance with all applicable laws and regulations.
- **Phase 3) Central Dump Station:** Possible installation of a central dump station for waste disposal. Contingent on Central District Health permit.
- **Phase 4) Potable Water Well:** Potential to provide a potable water source, ensuring it meets all local and state requirements. Contingent on State permitting and Jewell water rights.

Note: These future upgrades/phases are contingent upon the desires of the club and landowner, as well as obtaining the necessary permits. The land is in Boise County, outside of Idaho City's "city limits". The development will not be visible from Elk Creek Road or any neighbors, only from private roads owned by the lessor. At certain times, overflow parking vehicles may be visible from Elk Creek Road. These vehicles belong to people who do not have a campsite but are likely up for the day to help the club. This parking is also on Private Property.

Planned Layout: The exact locations for each RV spot will be determined in the spring, once the snow has melted. The locations will be agreed upon by the landowner and constructed by Boise Ridge Riders (BRR). Approximately 30 to 40 RV spots will be created starting in the Spring of 2025. An attached diagram provides a basic layout of the camp, but precise locations cannot be determined until the snow is gone.

Noise Management Plan for Boise Ridge Riders Camp

- We have successfully operated our camp within the city limits for over 20 years, demonstrating our commitment to being good neighbors.
- Each year, every member signs a code of conduct that emphasizes the importance of maintaining a respectful and quiet environment.
- We are vigilant about controlling speeds, noise, and dust, and we actively police ourselves to ensure compliance.
- Members who do not adhere to the code of conduct may lose camp privileges or be expelled from the club. Additionally, we strictly enforce quiet hours to minimize any disturbance to surrounding neighbors.

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Lighting Plan

- If any lighting is installed in the future, it will be downward facing to be “Dark Sky Compliant”

Typical Camp Utilization:

- Spring: Approximately 10 RVs on weekends until the 2nd or 3rd weekend in May.
- Late Spring/Early Summer: Around 30 RVs from Memorial Weekend to the 1st weekend in June.
- Post-IC100: 5 to 10 RVs in the weeks following the IC100 event.
- Fall: 5 to 10 RVs for trail maintenance when it cools down.
- Winter: All RVs are gone prior to winter snow accumulations.

Timeline:

- Phase 1: The goal is to have 30 to 40 RV spots created and the community area completed before winter 2025.
- Phase 2: Power to charge RV batteries. Pending approval and all necessary permits and engineering.
- Phase 3: Water filling station (Well) Pending State permitting, and Mr. Jewell water rights.
- Phase 4: RV sewer dump station Pending permitting from Central District Health.

Maintenance:

- Inspect and clean drainage systems to prevent water accumulation.

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Addendum: Noxious Weed Management Plan (Natural Rustic Campground)

- **Purpose:** To outline strategies for preventing and managing noxious weeds on the campground property while maintaining its natural, rustic character.
- **Goals:** Preserve the natural environment and protect native plant species.

- **Noxious Weed Inventory**
 - Conduct Survey of camp area for a baseline. Refer to the Idaho Invasive Species Website.

- **Prevention Measures**
 - Education: Inform club members about the importance of preventing the spread of noxious weeds.
 - Clean Equipment: Ensure all equipment and vehicles are cleaned before entering the campground to prevent the introduction of weed seeds.
 - Natural Barriers: Use natural barriers like mulch or ground cover to suppress weed growth without altering the landscape.

- **Control Methods**
 - Mechanical Control: Focus on methods such as hand-pulling and mowing to remove weeds while minimizing disturbance to the natural environment.
 - Chemical Control: Use herbicides sparingly and only when absolutely necessary, following all safety guidelines.

- **Monitoring and Maintenance**
 - Regular Inspections to identify and address new weed infestations.

- **Restoration**
 - Natural Revegetation: Allow treated areas to naturally revegetate with native species, promoting a self-sustaining ecosystem.

Compliance with Boise County Comprehensive Plan

1. Natural Resources and Hazardous Areas

- **Goal:** Protect and preserve natural resources and minimize the impact of hazardous areas.
- **Compliance:** Our campground will maintain a natural, rustic environment with no landscaping or irrigation, preserving the natural landscape and minimizing environmental impact. We will implement a noxious weed management plan to protect native vegetation.

2. Private Property Rights

- **Goal:** Respect and protect private property rights.
- **Compliance:** Our use of the land will be respectful of neighboring properties, ensuring that our activities do not infringe on the rights of others. We will adhere to all county regulations and guidelines.

3. Economic Development

- **Goal:** Promote sustainable economic development that benefits the community.
- **Compliance:** The Idaho City 100 Enduro generates substantial income for the local economy during the event. Additionally, our club, a 501(c)(4) organization, donates to the local economy through various initiatives such as school scholarships, school lunches, donations to emergency services like the county ambulance (EBCAD), and support for school events like the jog-a-thon. Our setup and trail maintenance efforts also support local businesses by purchasing supplies and services locally.

4. Transportation

- **Goal:** Ensure safe and efficient transportation systems.
- **Compliance:** Although our campground is for members only, we work closely with city and county authorities during our events. We contract the Boise County Sheriff to provide traffic control and obtain necessary permits from Idaho City and Boise County. This ensures that traffic flow is managed effectively and safely, minimizing any potential disruptions.

5. Community Involvement

- **Goal:** Encourage community involvement and participation in planning processes.
- **Compliance:** Many local residents participate as volunteers in our events, fostering a strong sense of community. We actively participate in various city and chamber events, and we have adopted a section of Highway 21 in Idaho City, which we keep clear of litter twice a year. Additionally, we support other local events such as the annual chili cook-off, demonstrating our commitment to the community.

6. Recreation and Open Space

- **Goal:** Provide and maintain recreational opportunities and open spaces for residents and visitors.
- **Compliance:** We clear many miles of trail each year that are used by locals, removing downfall, building water bars for drainage, and repairing damaged sections for safety. We have also built fences to address unlawful hill climbing. All these efforts are carried out in coordination with the Idaho Department of Lands (IDL), the U.S. Forest Service (USFS), and private landowners, ensuring that our activities support and enhance local recreational opportunities.

Compliance with Boise County Unified Land Use Ordinance Sec 4.3.E. 1-9

The Boise Ridge Riders (BRR) propose to lease land from Edward S. Jewell for RV parking and camping purposes during the spring through fall seasons. The proposed use complies with the Unified Land Use Ordinance Sec 4.3.E. 1-9 as follows:

1. Compatibility with Surrounding Land Uses:

- The proposed RV parking and camping use is compatible with the current vacant wooded forest setting. BRR intends to maintain the natural landscape and ensure the use is harmonious with the environment, creating a “rustic campground” feel with leveled RV camping spots. The spots will be spread out over approximately 10 acres, keeping the RV population from being overbearing and preserving the beauty of the area.

2. Impact on Public Services and Facilities:

- Initially, the site will be a no-services dry camp. There is currently a moratorium on wells and water services, but in the future, BRR may seek to hook up water, sewer, and power services at the club’s expense, should the opportunity arise. This phased approach ensures that the use will not place an undue burden on public services and facilities.

3. Traffic and Access:

- The property has adequate access from Elk Creek Road. The proposed use will not significantly increase traffic volume or create hazardous conditions. Additionally, BRR club members are primarily in town on weekends, which helps to minimize any potential traffic impact during weekdays.

4. Environmental Considerations:

- BRR will ensure that the use of the property does not negatively impact the natural environment. Measures will be taken to preserve the natural landscape and prevent pollution.

5. Public Health, Safety, and Welfare:

- The proposed use will adhere to all health and safety regulations. BRR will maintain a Code of Conduct for members and provide comprehensive liability insurance.

6. Economic Impact:

- The use will have a positive economic impact. The Idaho City 100 (IC100) attracts many competitors, family members, support crews, and spectators for the 2-day event. Beyond that, club members are present on weekends for approximately 4 months, preparing and conducting clean-up operations for the event. BRR supports the local economy by patronizing local businesses and making charitable contributions, including support for school lunches, emergency services, school scholarships, fun runs, and other community initiatives.

7. Consistency with Comprehensive Plan:

- The proposed use aligns with the goals and objectives of the Boise County Comprehensive Plan, promoting recreational opportunities and responsible land use.

8. Site Design and Development Standards:

- The site will be developed in accordance with county standards, including the installation of gates, RV parking spots, and sanitation facilities. All improvements will blend with the natural landscape, maintaining a “rustic campground” feel with leveled RV camping spots that are harmonious with the wooded forest setting. Strategically placed and professionally serviced portable restrooms and garbage facilities will be provided.

9. Mitigation of Potential Impacts:

- The location is secluded, so noise management will be simple. The Ridge Riders have gone to great lengths to safeguard their image and reputation with the local population. Natural drainage will be utilized and enhanced if necessary, with proper oversight and permits. BRR will implement measures to mitigate any potential negative impacts, including waste management, noise control, and maintaining the property in a clean and orderly condition.