SECTION II: REQUIRED ITEMS

Contents

6. Narrative explaining the project:

Requirement: A detailed project description disclosing the purpose, strategy, and time frame of construction. Summarize how the proposed use complies with the Unified Land Use Ordinance and how the proposed use complies with the goals and objectives of the Boise County Comprehensive Plan.

Purpose:

Boise, Idaho is a growth powerhouse. Ranked the fifth-fastest-growing city in the U.S. in 2022–23 by *U.S. News & World Report*, the Boise metro area continues to attract residents from neighboring states such as California, Washington, and Oregon due to its thriving economy, affordability, and exceptional quality of life. By 2030, the region's population is projected to grow by over 100,000, approaching 1 million.

Major employers like Micron and Meta are investing billions into the Treasure Valley, adding thousands of high-paying jobs and accelerating the region's reputation as a tech and business hub. Combined with affordable yet appreciating housing, excellent healthcare, and abundant natural amenities, this makes the Boise region increasingly desirable for living, working, and visiting.

Our proposed project — a retreat of luxury mountain cabins in Garden Valley — aims to meet the rising demand for premium short-term accommodations just 1.5 hours from Boise. This project is designed for couples, families, remote workers, and outdoor enthusiasts seeking high-quality lodging in a serene and scenic setting.

Located on 154 acres of pristine land, the property features two year-round spring-fed streams, mature pine forests, native vegetation, and abundant wildlife, including migrating elk herds. It is surrounded by national forest on three sides and has no residential neighbors within 2,000 feet. Direct access to Forest Service roads offers year-round recreational opportunities including hiking, biking, backcountry skiing, and access to nearby hot springs.

Strategically situated just off South Fork Road — already home to public and private campsites — the site is well positioned for tourism traffic. Its central location provides convenient access to Boise, McCall, Cascade, Stanley, and other mountain destinations, making it an ideal basecamp for regional adventure tourism.

Construction method & Strategy:

The retreat will utilize a hybrid construction approach that combines the efficiency of modular home building with the durability of traditional construction for larger structures. For the cabin units, we will partner with local builders specializing in homes designed for mountainous and fire-prone environments.

These modular units will be installed on Goliath plinths, a durable and environmentally friendly alternative to traditional concrete foundations, minimizing site disturbance and reducing construction time. The cabins are also constructed using fire-resistant materials, an essential consideration for wildfire-prone areas. A couple established builders we have interviewed provide not only the housing units, but also a dedicated infrastructure and installation team, streamlining the coordination and execution of the early construction phases.

In parallel, larger structures such as the operations center will be built using traditional methods to accommodate complex needs including a large garage for equipment storage, linen washing facilities, supply storage, and a temporary residential apartment for our family to live. This center will serve as the logistical heart of the retreat during and after development.

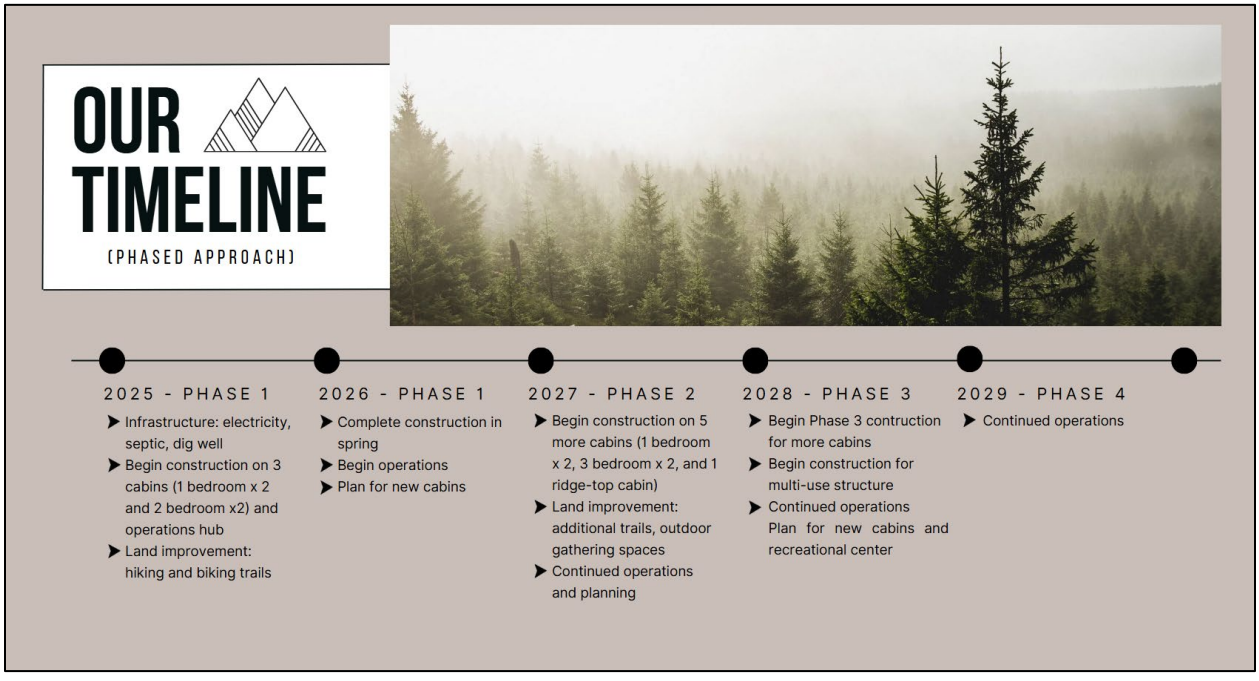
While this CUP an subsequent development is not for a subdivision, we will still consult and strive to adhere to section 5.14.B Hillside Construction. Since the majority of the building sites may have topographical slopes are greater than fifteen percent (15%) or where adverse conditions associated with slope stability, erosion, or sedimentation are present, engineering for geology, hydrology, environmental architectural, and landscape design would be consulted and provided to the County Engineer and the Commission for review, as defined in section 5.14.B Hillside Construction. A comprehensive grading plan will be completed and provided to the County engineer prior to any work commencing. All building construction shall meet the requirements of the Idaho Building Code Act, Idaho Code Title 39, Chapter 41.

Development Strategy and Timeframe:

The project will follow a phased development approach over a five-year period, beginning in 2025.

- Phase 1 focuses on securing necessary critical infrastructure (electricity, septic, well), application for inclusion into the Garden Valley fire district, and beginning construction on the first 3-4 cabins and an operations hub. By 2026, construction will be completed and the retreat will open to guests.
- In Phase 2 (2027), an additional five cabins will be built, including a mix of 1- and 3-bedroom units and a ridge-top cabin. This phase also includes further land improvements such as expanded hiking and biking trails and designated gathering spaces.
- Phase 3 (2028) includes construction of more cabins and a multi-use structure to support retreat operations and guest experiences.
- The final phase in 2029 will shift fully to continued operations, and evaluation of additional expansion.

***Note: the above phases are proposed estimations and are subject to change based on a variety of factors.*



This phased strategy allows for sustainable growth, continuous operations, and flexibility to adapt based on guest demand and seasonal considerations.

Unified Land Use Ordinance Compliance:

This project has been thoughtfully designed to align with Boise County's Unified Land Use Ordinance, incorporating a phased approach to development that supports responsible land use, environmental stewardship, and long-term economic contribution to the region. Every aspect of the property plans — from permit planning to infrastructure installation to structure placement and operational planning — has been shaped by careful consideration of zoning regulations, rural character preservation, fire mitigation standards, and compatibility with surrounding land uses. We aim to build not just a destination, but a model of sustainable and community-minded mountain development.

Land Use Compatibility

Goal: Ensure our project fits within the surrounding land uses and community character.

Our project has been thoughtfully designed to be compatible with the surrounding land uses along South Fork Road, which include a mixture of residential properties, recreational uses (such as camping and trail access), and both private and national forest lands. Our property is primarily bordered by national forest, and our proposed use—including a primary residence, limited short-term rentals, and outdoor recreational activities—aligns with the existing character and purpose of the area.

Potential impacts to neighboring properties have been carefully considered. With the nearest private residence located more than 2,000 feet from any planned development, we do not anticipate any conflicts related to noise, lighting, or visibility. Furthermore, South Fork Road is an established county-maintained route already used for various forms of recreational travel, including ATVing, snowmobiling, hiking, and hunting. Our proposed use is in harmony with this existing traffic pattern and will not create a significant increase or disruption in vehicle flow.

To further preserve the rural and natural character of the area, we are maintaining a minimum 100-foot setback from any adjacent private properties, establishing a clear buffer zone and ensuring privacy, safety, and respect for neighboring landowners. For property boundaries adjacent to US Land which includes all boundaries with the exception of the North-West corner, setbacks will maintain a 30-foot setback and any other county codes.

Environmental Protections & Natural Features

Goal: Protect natural landscapes, waterways, vegetation, and wildlife.

We are deeply committed to preserving and enhancing the natural beauty of our property, with a strong emphasis on stewardship and sustainability. The land includes mature trees, diverse native vegetation, and multiple seasonal streams—all of which

contribute to the property's unique ecosystem and character. These natural features will be preserved to the greatest extent possible. We plan to retain existing vegetation and mature trees throughout the site and will introduce additional native, drought-resistant plantings to enrich local biodiversity and support wildlife.

The streams are a central feature of the property, both visually and ecologically. Our site plan is designed to highlight and protect these waterways, ensuring that their beauty and environmental function remain undisturbed. Additionally, wildlife preservation is a top priority, and our construction will be limited in scope and strategically placed to minimize disruption to natural wildlife corridors and habitats. By keeping our development footprint small and dispersed, we aim to maintain the normal behavioral patterns of the local fauna.

In terms of erosion control and stormwater management, the property's natural elevation and drainage paths will be carefully considered prior to any construction. We will avoid development near natural runoff areas and incorporate engineered drainage solutions where construction is required, ensuring that cabins and roadways are properly sited. All structures are expected to be located well outside the runoff zones and more than 50 feet from the existing county road, which is already designed for water diversion.

Fire Mitigation Plan: To address wildfire risk, our project incorporates several mitigation strategies. In addition to some of the natural fire breaks created by roads, we plan to create additional firebreaks in the form of hiking trails, clear existing debris from the ground around the property, build a pond that can be used for fire trucks to pull water, and have dedicated water storage around the cabin sites for fire response (at least 30 feet from flammable vegetation). We will use fire-resistant building materials wherever feasible, design outdoor gathering areas such as fire pits or BBQ spaces to be safely distanced from flammable vegetation, and utilize non-combustible, stone-based surfaces around these features. Landscaping around all cabins will include fire-wise plants to further reduce fire risk and support defensible space standards. Finally, we will explore using simple roof-top sprinklers tied to dedicated water tanks for the cabin sites.

Emergency Action Plan: In the event of a forest fire or other natural disasters, there are 2 routes for evacuation (back on South Fork Road, and up Grimes Pass). Additionally, we will install an emergency notification system that can quickly alert any visitors to an incoming threat, and ensure each rental unit is equipped with emergency evacuation instructions outlining designated evacuation routes, as well as fire mitigation tools such as fire extinguishers. These tools will be communicated in advance to all guests checking in.

In the event of medical emergencies, all units will be equipped with a medical first aid kit and guidance on what to do and who to call in the event of an emergency. The Operations Center will also be equipped with more advanced medical equipment and first aid kits. We will have an agreement with the Fire Department for emergency services and will direct guests to call them in the event of an emergency.

Staff will be trained annually, and upon hire, on all emergency protocols. Safety equipment will be routinely reviewed and tested. Guests will be asked to provide emergency contacts.

Infrastructure & Public Services

Goal: Ensure adequate infrastructure without overburdening public resources.

Our project has been and will continue to be carefully planned to ensure it does not place an undue burden on existing public services while maintaining safe and reliable infrastructure for residents and guests.

Waste Management: For trash, we plan to utilize existing private trash services currently operating along South Fork Road. These services will be sufficient to handle the needs of both our primary residence and short-term rental units, ensuring regular and responsible waste disposal.

Road Maintenance: Pending a formal agreement with the Road and Bridge department regarding snow removal and road maintenance, we are well-equipped to manage these services independently, if required. We own a truck outfitted for snow plowing, and we will maintain Grimes Pass Road along our property as well as the connecting stretch to South Fork Road. We also have access to heavy equipment for small-scale road maintenance, such as grading or removing fallen trees, ensuring year-round accessibility and safety without relying on county resources.

Power: In terms of utilities, we have coordinated with Idaho Power to bring electricity to the property. The plan involves burying power lines along Grimes Pass Road, and we have verbal agreements in place with impacted neighbors to support this infrastructure. A small section of this road passes through federally managed land, and we are actively working with the National Forest Service to secure final approval for the necessary easement.

Water: For water services, we have contracted HDR Engineering to design and implement a DEQ-approved transient water system, in compliance with Central District Health and EPA regulations. This system will provide safe and reliable potable water to the property and will be fully documented and permitted before construction begins.

Sewage: Each dwelling will be on a septic system.

Traffic & Access

Goal: Ensure safe, efficient access and traffic flow for all users, including emergency services.

Existing Roadways: Our property is served by Grimes Pass Road, a county road that runs directly through the middle of our land. This road connects to South Fork Road, a

county-maintained route. We plan to maintain the portion of Grimes Pass Road that runs through our property during the winter months for snow removal. The roads are regularly used for recreational travel and provide access to nearby communities.

Access Points & Road Improvements: Traffic will access our property via South Fork Road, turning onto Grimes Pass Road. From there, several private roads will branch off to lead guests to their short-term rental cabins. We have already received four approved road approach permits. We do not anticipate needing to widen or grade the existing Grimes Pass Road. However, newly constructed interior roads will be graded and engineered with appropriate drainage to meet county and environmental standards.

All access points will be clearly marked and visible. We intend to apply for county-approved road names and signage permits as part of the development process.

Emergency Access: All newly constructed roads within the property will be designed to meet width, grade, and turnaround requirements for emergency vehicles, including fire trucks and ambulances. We plan to consult with the Garden Valley Fire District to ensure compliance with all applicable emergency access codes once we are officially annexed into the district or have an annual agreement for fire and emergency services.

Traffic Volume & Impact: We anticipate an average of one vehicle per cabin per day. Cabins will have full kitchens, and we expect that many guests will prepare meals onsite, reducing the need for frequent trips into town.

While it is difficult to quantify what would constitute a “significant increase” in traffic, we do not expect our use to place undue strain on local roads. The current infrastructure is already designed to accommodate regular use by residents, recreationists, and service providers. To minimize impacts, we will limit parking availability at each cabin based on the number of bedrooms and encourage fewer vehicles per guest group. Note: This may require a variance to the current parking requirements set for commercial space. Additionally, by providing grocery delivery services and promoting onsite dining options, we hope to further reduce unnecessary trips.

Signage & Visibility: We do not currently plan to install signage along South Fork Road. However, directional signage and clearly marked address identifiers will be installed along Grimes Pass Road and throughout our property, subject to county approval. Grimes Pass Road is already visibly marked from South Fork Road, and internal signage will be designed for visibility and ease of navigation for both visitors and emergency services.

Safety, Health & Building Codes

Goal: Ensure compliance with safety standards and proper sanitation.

Site Assessment & Hazard Mitigation: We have reviewed available mapping and determined that the property is not located in a designated flood zone. While the region has experienced wildfires in the past, we are taking proactive steps to address this risk.

An engineer is scheduled to conduct a detailed land assessment in early June, which will help inform further safety planning regarding slope stability, drainage, and other natural features.

Fire Safety & Defensible Space: We are committed to incorporating fire-resistant materials into all structures wherever feasible. In addition, defensible spaces will be designed around each cabin and throughout the property—especially in areas where open flame use may occur, such as designated campfire or BBQ zones. These measures were outlined in our Environmental Protections & Natural Features section and align with local fire safety recommendations.

Water & Wastewater Systems: This is raw land with no previous development, so all utilities will be newly installed and fully permitted. We plan to drill a well and construct a transient water system in accordance with Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) standards.

We have worked with the Central Health District to perform percolation testing on the east side of the property. While some test holes have been dry since March, we continue to assess suitable locations for approved septic systems in coordination with health officials.

Preservation of Rural & Scenic Character:

Goal: Maintain the look, feel, and experience of Boise County's rural areas.

Architectural Harmony with the Landscape: All cabins will be designed in a traditional mountain style using natural tones and materials that reflect the surrounding forest landscape. Our vision is to highlight the natural beauty of the area—not compete with it—by integrating buildings into the scenery rather than dominating it. Rooflines will be kept low, and exterior finishes will include wood, stone, and neutral forest-inspired colors.

Minimal Land Disturbance: We are intentionally avoiding large-scale grading and instead plan to build most structures on elevated support piers. This allows us to follow the land's natural contours while minimizing erosion, habitat disruption, and the risk of landslides. Our site development will be informed by a licensed engineer to ensure responsible planning around water flow and soil stability.

Low-Impact Lighting & Signage: To preserve the area's dark skies and natural setting, we will install low-wattage, shielded exterior lighting—primarily path lights positioned close to the ground. All lighting will be on timers to reduce light pollution during nighttime hours.
There will be no illuminated signage or overhead street lamps. Any signage used on-site will be rustic, non-reflective, and positioned in a way that blends with the environment and follows county approval processes.

Alignment with Boise County Comprehensive Plan

This project supports the goals of the Boise County Comprehensive Plan by maintaining rural character, preserving natural features, supporting recreation, and stimulating sustainable economic development in the region.

Private Property Rights

Goal: Balance private property rights with community planning, public health, environmental, and safety needs.
Compliance: Our project respects private property rights by developing within our land boundaries and adhering to all local, state, and federal regulations. The development plan ensures that the use of the property does not negatively impact neighboring properties or the community at large.

Land Use

Goal: Provide for the planned and orderly use of land, recognizing and protecting public health, safety, natural resources, and the rural lifestyle.
Compliance: The proposed short-term rental cabins and outdoor recreational activities are consistent with the surrounding land uses, which include residential, camping, and recreational areas. The development maintains the rural character by preserving natural landscapes and minimizing land disturbance.

Natural Resources

Goal: Protect and manage natural resources, including water, air, soil, and wildlife.
Compliance: Our commitment to preserving mature trees, existing vegetation, and natural water features aligns with this goal. The use of native, drought-resistant plants and the implementation of erosion control and stormwater management strategies further demonstrate responsible stewardship of natural resources.

Hazardous Areas

Goal: Minimize risk to life and property from natural hazards.
Compliance: By conducting a site assessment for potential hazards, including wildfire risks, and planning to use fire-resistant materials and defensible space strategies, our project will proactively and continuously address safety concerns associated with hazardous areas.

Public Services, Facilities, and Utilities

Goal: Ensure the provision of adequate public services and facilities.
Compliance: Our collaboration with the Garden Valley Fire District, Roads and Bridges Department, Planning and Zoning, and Central Health District ensures that the necessary infrastructure and services are in place. The development of a DEQ-approved transient water system and adherence to sewage requirements demonstrate a commitment to public health and safety.

Transportation

Goal: Develop a transportation system that provides safe and efficient movement of people and goods.
Compliance: The use of existing roads, such as Grimes Pass Road and South Fork Road, along with the acquisition of road approach permits, indicates thoughtful planning for access and traffic flow. The design of internal roads to meet emergency service requirements further supports this goal.

Economic Development

Goal: Promote economic growth that enhances the quality of life for residents.
Compliance: By offering short-term rentals and outdoor recreational opportunities, our project contributes to the local economy through tourism and job creation, while preserving the area's natural beauty and rural character.

Recreation

Goal: Provide and enhance recreational opportunities for residents and visitors.
Compliance: Our development enhances recreational opportunities by offering access to outdoor activities and preserving the natural environment, aligning with the county's vision for recreational development.

Special Areas or Sites

Goal: Protect and preserve areas of special interest, including scenic, historic, and cultural sites.
Compliance: By maintaining the natural landscape and minimizing visual impacts through thoughtful design and lighting considerations, our project respects and preserves the scenic quality of the area.

7. Impact Reports must address potential impacts and how these will be minimized

Requirement:

- *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.*

Any environment, economy and social impacts

- The cabin sites will have small footprints with the intention of retaining as much natural environment as possible. The vision for this property is to retain as much natural foliage as possible for both a tranquil experience as well as to minimize disturbance on the local wildlife.
- Visitors will help boost the economy of Garden Valley and Crouch by dining in local restaurants, shopping at local stores, and purchasing recreational packages with local providers
- No foreseen negative social impacts as visitors will be transient
- According to the National Register of Historical Places in Idaho, there are no locations on or near our property.

Impact to adjoining property including noise, glare, odor, fumes, vibration, etc.

The nearest residential homes are more than 2000 feet away. As such, noise, light, etc should not be noticed by adjoining properties and owners.

Impact to natural resources (wildlife, wildlife habitat, soil, water, etc.)

According to US Fish and Wildlife Service, there are 4 endangered/threatened species in Boise County.

- Bull Trout (our property does not overlap with their critical environment):

Bull Trout CH

Salvelinus confluentus

POPULATION	U.S.A., coterminous, (lower 48 states)
STATUS	Threatened; A species likely to become endangered within the foreseeable future throughout all or a significant portion of its range.
DESCRIPTION	Bull trout (Salvelinus confluentus) are members of the family Salmonidae and are char native Washington, Oregon, Idaho, Nevada, Montana and western Canada. Compared to other salmonids, bull trout have more specific habitat requirements that appear to influence their distribution and abundance. They need cold water to survive, so they are seldom found in waters where temperatures exceed 59 to 64 degrees (F). They also require stable stream channels, clean spawning and rearing gravel, complex and diverse cover, and unblocked migratory corridors. Bull trout may be distinguished from brook trout (Salvelinus fontinalis) by several characteristics: spots never appear on the dorsal (back) fin, and the spots that rest on the fish's olive green to bronze back are pale yellow, orange or salmon-colored. The bull trout's tail is not deeply forked as is the case with lake trout (Salvelinus namaycush). Bull trout exhibit two forms: resident and migratory. Resident bull trout spend their entire lives in the same stream/creek. Migratory bull trout move to larger bodies of water to overwinter and then migrate back to smaller waters to reproduce. An anadromous form of bull trout also exists in the Coastal-Puget Sound population, which spawns in rivers and streams but rears young in the ocean. Resident and juvenile bull trout prey on invertebrates and small fish. Adult migratory bull trout primarily eat fish. Resident bull trout range up to 10 inches long and migratory forms may range up to 35 inches and up to 32 pounds. Bull trout are currently listed coterminously as a threatened species.
CRITICAL HABITAT	There is **final** critical habitat for this species (published in the Federal Register on October 18, 2010). Your location does not overlap the critical habitat.
SPECIES GUIDELINES	General project design guidelines

For more information, visit the ECOS species profile

- North American Wolverine has not had any critical habitats designated

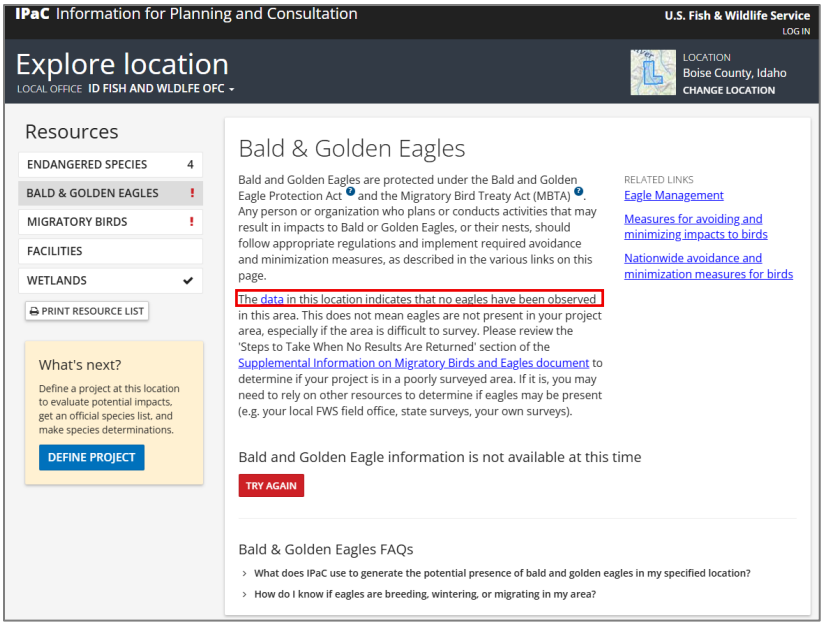
North American Wolverine

Gulo gulo luscus

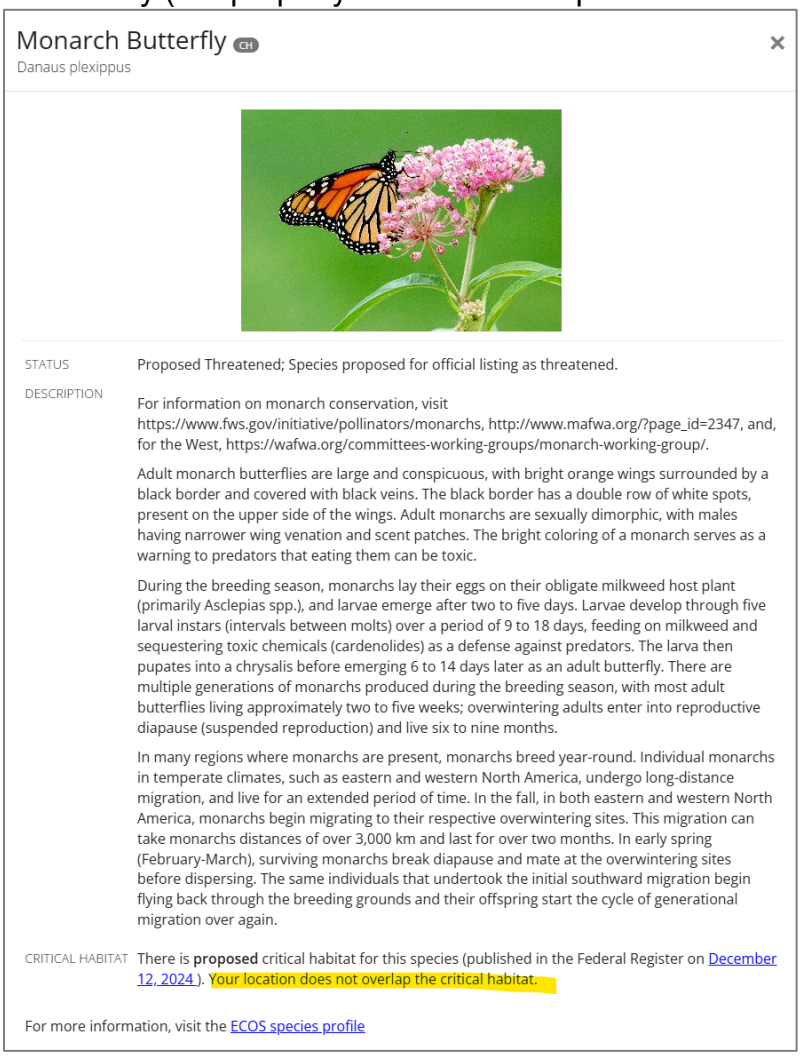
STATUS	Threatened; A species likely to become endangered within the foreseeable future throughout all or a significant portion of its range.
DESCRIPTION	The wolverine is the largest terrestrial member of the family Mustelidae, with adult males weighing 12 to 18 kilograms (kg) (26 to 40 pounds (lb)) and adult females weighing 8 to 12 kg (17 to 26 lb) (Banci 1994). It resembles a small bear with a bushy tail. It has a round, broad head; short, rounded ears; and small eyes. There are five toes on each foot, with curved and semiretractile claws used for digging and climbing (Banci 1994).
CRITICAL HABITAT	No critical habitat has been designated for this species.
SPECIES GUIDELINES	General project design guidelines

For more information, visit the ECOS species profile

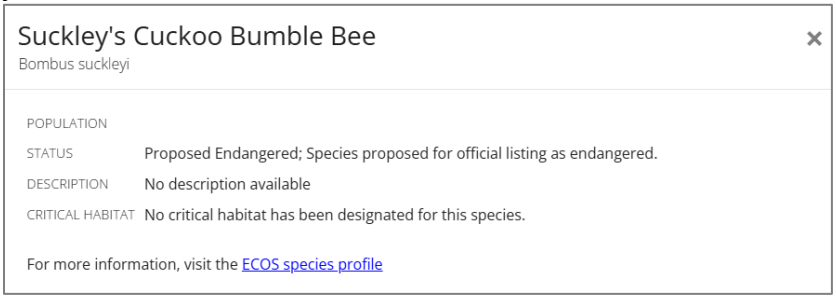
- Bald Eagles (have not been observed in our surrounding area):



- Monarch Butterfly (our property does not overlap with its critical habitat):



- Suckley’s Cuckoo Bumble Bee



Important to note we plan on bee keeping once established year-round.

Impact to law enforcement, fire departments, emergency medical services or other public service providers:

- The property already sits on the border of the existing fire district. We are in the process of getting annexed into the Garden Valley fire district. Since the cabins will be short term rentals, we do not anticipate prolonged or continuous impact to existing public services. As the property is meant to attract outdoor enthusiasts, we also expect the population of visitors to be healthy and have minimal health issues that would require emergency services.
- We will be thoughtful about ensuring any fire pits are designed with safety as a priority and will strictly abide by the current fire rules set out by local officials.

Impact to school:

- These dwellings are offered as short term rentals and will not impact school attendance via permanent residency.

Vision:

Establish a year-round premier luxury retreat in Garden Valley, Idaho that harmonizes the great outdoors and opulence. Featuring secluded, high-end accommodations and bespoke getaway packages, we aim to attract discerning guests seeking unforgettable experiences. By leveraging modern, luxury design, unique and plentiful amenities, and showcasing the area's natural beauty with water features and year-round amenities, we are confident we will deliver exceptional value and ensure profitability for stakeholders.

8. Plans Required with Application

Requirements:

- *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.*
- *A* noxious weed control plan

Plot Plan:

Due to the large size of the property—approximately 150 acres of raw, undeveloped land—a fully scaled and final plot map is not yet feasible at this early stage. A tentative site plan has been included in the application materials to reflect our current vision for infrastructure layout, building locations, and site access, but it is subject to change based on environmental assessments, land stability engineering reviews, and site-specific constraints that will emerge during the development process.

All structures and infrastructure will go through the proper building permit and inspection process prior to construction, and no ground will be broken without county approval. Final road locations, utility lines, and setbacks will be clearly defined and submitted as required through the appropriate permitting channels.

Key preliminary planning components are as follows:

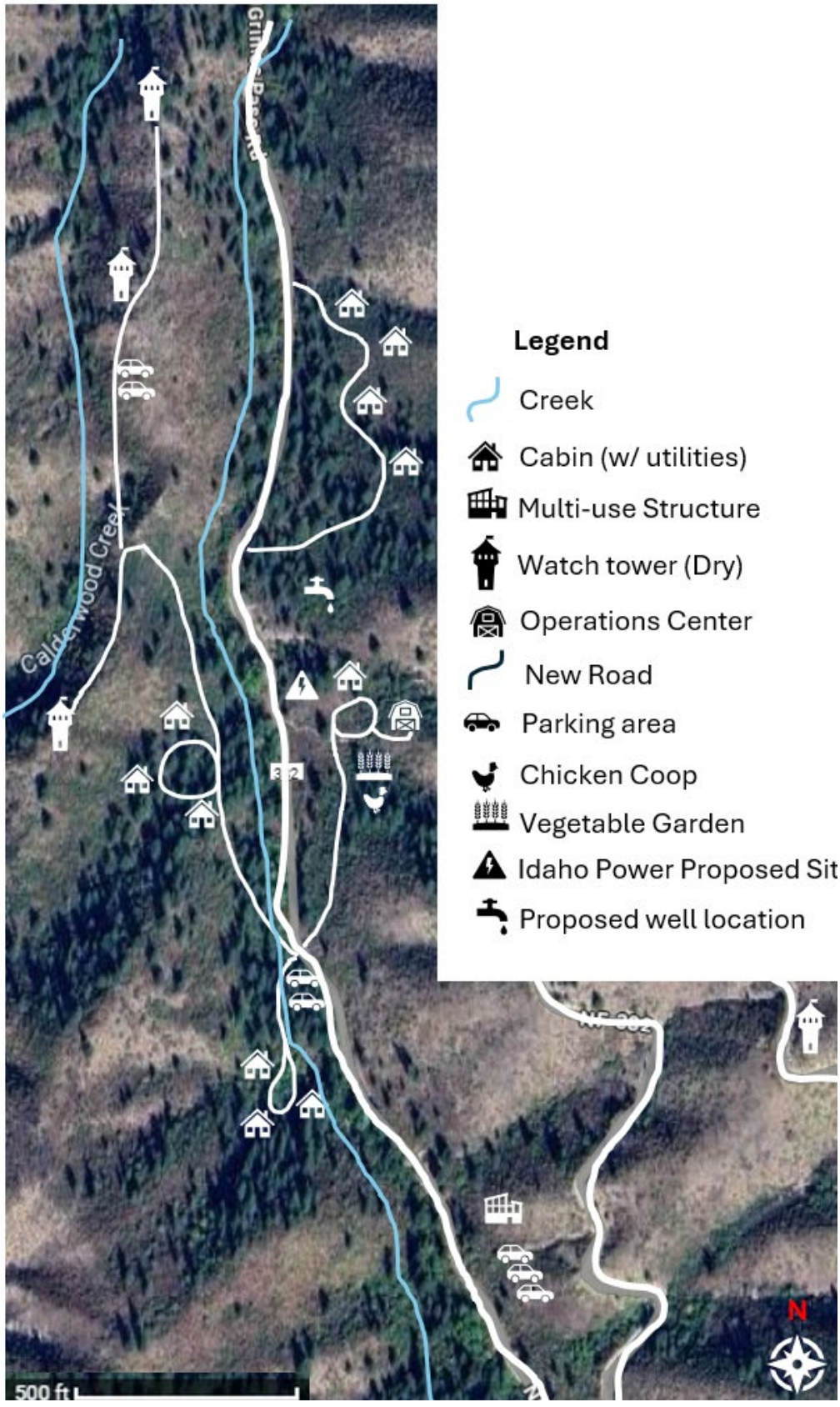
- Access Roads: We plan to establish four private road approaches from Grimes Pass Road, designed to connect the main residence and cabin sites (Permits are already approved). These roads will be built after professional land stability assessments have been completed.
- Cabins: The site will include a variety of short-term rental cabins, ranging in size from studios to 3 bedrooms, with a single 5-bedroom flagship cabin. All cabins will be built with a small physical footprint, aligned with their use as short-term lodging, and will have access to power, water, and appropriate parking and turn around zones.
- Watchtowers: The site will include a small number of specialized watch tower-like dwellings to provide unique experiences to more adventurous guests. These structures will be dry and solar powered.
- Parking: Each cabin will have designated parking spaces nearby. In order to preserve the natural environment and reduce unnecessary grading, we do not plan to provide oversized parking at each site. Instead, we will offer a centralized overflow parking area near the main access road for visitors with trailers or recreational vehicles. Note: a variance may be requested if the dwellings are considered commercial since the purposes between hospitality and other commercial services vary.

- Utilities:
    - Power and Water will be provided to all cabins (not watch towers).
    - Utility corridors and easements will be documented and approved as part of the infrastructure and site development permitting process.
- Setbacks and Easements: All buildings and roads will be designed to meet or exceed county setback requirements and will honor any existing easements on the property.
- Main Operations Center & Residence: A larger structure located centrally and near the owner's residence will serve as an operations hub, including a garage for equipment, linen facilities, supply storage, and a small temporary apartment for on-site oversight during construction.

This phased approach ensures compliance with all building codes while allowing flexibility as we learn more about the land and its optimal use patterns. Our goal is to preserve the land's natural beauty while creating a safe, welcoming, and code-compliant guest experience.

Below is a snapshot of the property with the tentatively proposed locations of all items mentioned throughout this application. Due to the scale of the land, it is difficult to document the setbacks and scale, but all dwellings will be set back at least 30 feet from the property line and from each other.

The National Forest Service Road cuts through the property, north to south, and up the eastern ridge. All new private roads will be built off the existing NFS road.


Legend
Creek
Cabin (w/ utilities)
Multi-use Structure
Watch tower (Dry)
Operations Center
New Road
Parking area
Chicken Coop
Vegetable Garden
Idaho Power Proposed Sit
Proposed well location
Calderwood Creek
N
500 ft

Landscape Plan:

Our landscaping approach is focused on preserving the natural mountain environment while enhancing the visual appeal and usability of the retreat areas. The plan prioritizes sustainability, fire resistance, and low water use.

1. Strategic Landscaping Zones

- Road Approaches & Entryways: Native shrubs, large boulders, and drought-tolerant plants will be used to frame the entrance and provide a welcoming aesthetic without obstructing sightlines.
- Cabin Sites: Each cabin will include minimal, intentional landscaping consisting of native shrubs, perennial flowers, and selected trees that provide shade and seasonal color.
- Common Areas: Gathering spaces will include similar low-maintenance native landscaping to preserve cohesion and reduce upkeep demands.

2. Plant Selection

Our focus is on Idaho-native and drought-resistant species that support local pollinators and require minimal intervention. These may include:

- Shrubs: Syringa (Idaho State Flower), Rabbitbrush, Serviceberry, Ninebark, huckleberry
- Grasses: Bluebunch wheatgrass
- Flowers/Perennials: Blanket Flower, Lupine, Yarrow, Penstemon, Arrowleaf Balsamroot
- Trees: Ponderosa Pine, Quaking Aspen, Rocky Mountain Maple, Western Larch, Western Hemlock

All species selected will be adapted to local climate conditions and resilient to drought, pests, and frost.

Examples:

Bluebunch Wheatgrass (*Pseudoroegneria spicata*)
Bluebunch wheatgrass is one of the most drought-resistant native bunchgrasses. Its roots go deep in the ground, a record depth of 6.6 ft, which allows them to get water in the soil at greater depths than most grasses. Bluebunch is also a nutritious food source for animals like elk and deer.

Arrowleaf Balsamroot (*Balsamorhiza sagittata*)
With big, bright yellow flowers, arrowleaf balsamroot is a common plant in Idaho and across the West. In addition to being pretty to look at during hikes in places like the Boise Foothills, the flowers are also a good browsing source for wildlife. Roots, immature flower stems and seeds all have nutritional benefits.

Common Camas (*Camassia quamash*)
When in bloom, thousands of camas blossoms can be mistaken as a lake from a distance. Like many species on this list, camas is more than a beautiful flower as this plant is and has been an important food source for Indigenous peoples.

Huckleberry (*Vaccinium membranaceum*)
Many Idahoans would say huckleberry is the state flavor. These small red and purple berries make for delicious pies, jams, milkshakes and more.

3. Irrigation Plan
We do not plan to install traditional lawn turf or high-maintenance vegetation aside from a small vegetable garden for the main residence. Around the cabins, a basic drip irrigation system will be used to support the health of shrubs and flowers. This system will be designed to be efficient, with minimal water waste and seasonal shutoff capability.

4. Tree Planting & Maturity Goals
To increase natural shade and aesthetic appeal, we will strategically plant mature trees in select locations, including near cabin sites and common areas. These will help integrate new structures into the existing forested landscape and promote a mature, lived-in feel from the outset.

5. Maintenance Strategy
A local landscaping company will be contracted for seasonal upkeep, including pruning, irrigation checks, weed control, and fire-safe vegetation management.

6. Environmental & Fire-Resilient Focus
The landscaping plan will support fire safety and defensible space principles by spacing plantings appropriately, choosing fire-resistant species, and minimizing plantings near structures. Mulch and rock will be used to reduce soil erosion and suppress weeds without increasing fire risk.

Noxious Weed Control Plan:

Noxious Weed Control Plan
As caretakers of 150 acres of undeveloped mountain land, we are committed to protecting the ecological balance of the property while preventing the spread of invasive plant species. Our plan emphasizes sustainable, non-toxic strategies and ongoing land stewardship.

Self-Led Survey & Monitoring:
Before any ground is broken, we will conduct a self-led survey of the property to identify common noxious weeds known in the Garden Valley area and broader state of Idaho. Our focus will be on the following invasive species:

- **Canada Thistle** – Controlled through manual pulling and mowing where possible.
- **Dalmatian Toadflax** – Seed heads will be removed, and regrowth closely monitored.
- **Diffuse Knapweed** – Managed through mowing and manual removal.
- **Field Bindweed** – Addressed with consistent digging and pulling over time.

Given the size of the property and its natural state, we recognize that not all infestations will be immediately evident. Therefore, regular monitoring will be incorporated into our seasonal property maintenance plan.

Landscaping & Ongoing Maintenance:
We will hire a local landscaping company to maintain vegetation around cabins and common areas, including managing weeds through mulching, trimming, and other preventative techniques.

Minimal Herbicide Use:
Whenever possible, we will rely on non-toxic or manual weed control. The use of herbicides will be considered only if other methods fail, and only with products that are approved for use near wildlife and waterways.

Rehabilitation & Restoration:
Any areas disturbed during weed removal will be restored using native grasses and low-maintenance vegetation to promote healthy regrowth and discourage future infestations. This noxious weed control plan will evolve based on site conditions and new findings, with the overarching goal of maintaining a healthy, biodiverse landscape in compliance with Valley County’s requirements.

9. Plans that may be Required

- *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.*

Site Grading Plan

This section outlines our approach to grading and drainage for future dwellings on the property. Due to natural topography, building sites may be situated on light, moderate, or steeper slopes, and we are proactively planning for each case. Our intent is to ensure structural stability, prevent water intrusion, and minimize environmental impact through responsible site development and runoff management. While this is not a subdivision, we will still consult and adhere to section 5.14.B Hillside Construction where required.

All grading and drainage will be implemented in compliance with local regulations and best practices for rural development in sloped, forested environments.

Light Slope (0%–5% Grade)

Site Prep and Grading:

- Minimal grading required; shallow cuts and fills to level the building pad.
- Slight excavation around foundation perimeter to promote positive drainage away from the structure.

Drainage Strategy:

- Use of shallow swales or berms to direct runoff around the dwelling.
- Roof water will be collected via gutters and directed to planned run-offs or daylighted away from the structure.

Retaining and Erosion

- No structural retaining walls are expected, although this is subject to change based on conditions assessed during construction.
- Native vegetation preserved where possible.
- Straw wattles or silt fencing used during construction to control sediment.

Moderate Slope (5%–10% Grade)

Site Prep and Grading:

- Balanced cut-and-fill approach to reduce export/import of soil.
- Foundation may step with the slope to minimize grading impact.

Drainage Strategy:

- Surface water diverted using perimeter swales or French drains.

- Gutters and downspouts directed into rock-filled dispersion trenches or infiltration basins.
- Rocked swales may be used to slow and filter runoff.

Retaining and Erosion

- Low retaining walls (under 4') may be used on the uphill side to manage cut slopes.
- Landscape terracing to control surface runoff and minimize erosion.
- Geotextile fabric on slopes steeper than 3:1.
- Re-seeding or native plant restoration immediately post-grading.

Steep Slope (10%+ Grade)

Site Prep and Grading:

- Careful pad placement to minimize large cuts or fills.
- Use of stepped or pier-and-beam foundations to adapt to grade.

Drainage Strategy:

- Interceptor swales upslope to divert water away from the pad.
- Combination of French drains and subsurface drainage to prevent water accumulation behind cut banks.
- Roof runoff directed into a controlled drainage path (e.g., down-drains to riprap splash pads or infiltration pits).

Retaining and Erosion:

- Engineered retaining walls where required, especially on cut slopes greater than 3:1.
- Reinforced slopes with geogrid or gabion structures if needed.
- Erosion control blankets or mats installed during construction.
- Long-term erosion control via deep-rooted native planting and strategic groundcover.

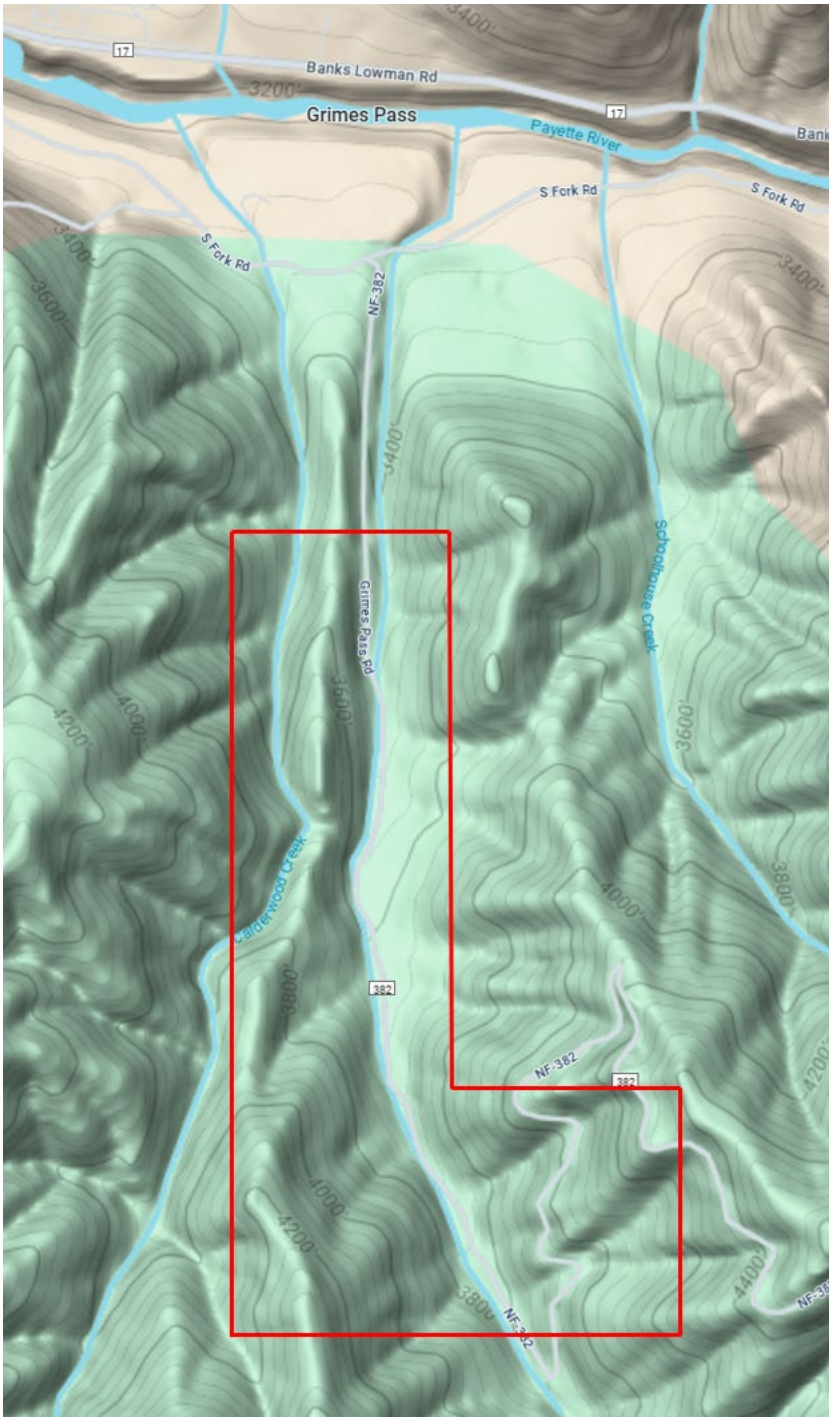
Drainage Plan

- **Cross-slope and Crowning**: The road will be designed with a 2-5% crown (center higher than edges) to shed water.
- **Ditches and Water Bars**: Where there are nearby cabins, we will install ditches on the uphill side for drainage to divert runoff and reduce erosion.
- **Culverts**: There are three seasonal runoff areas we have identified and we will install 18-24” culverts in those areas. If we find any other low points on the road or additional areas with signs of runoff, we will install additional culverts.
- **Erosion Control**: We will use rock check dams, riprap, or erosion control mats where water exits ditches.

Road and Driveway Plan

- **Grade Considerations**: We will maintain a road grade of under 8-10%. If needed, we will consider switchbacks or cut-and-fill techniques to maintain safe grades.
- **Road and Driveway Surface**: We will use a dirt or gravel surface with a crown to shed water. We will use a compact subgrade and consider using geotextile fabric in low-lying or wet areas.
- **Road and Driveway Width**: Necessary roads will meet PCU minor requirements, including having 20 ft widths. Driveways will be at least 12 feet wide and will incorporate turnouts as required by the Fire Code Official, but at least 10 feet wide and 30 feet long.

Site Topography Overview



Appendix

A – Proposed Floorplans

1 Bedroom/Studio – ~600 Sq Ft

2 Bedroom - ~800 sq ft

3 Bedroom - ~1100 sq ft

5 Bedroom - ~2500 sq ft