

IDAHO DEPARTMENT OF PARKS & RECREATION

“To improve the quality of life in Idaho through outdoor recreation and resource stewardship”

Quarterly Board Meeting

February 8, 2023

IDPR Headquarters

5657 E. Warm Springs Ave.

Boise, ID 83716

Zoom Meeting Link:

<https://us02web.zoom.us/j/82547569935?pwd=S1JGTHpuZmlIM2swTkx1ZG9TRmVHZZ09>

Meeting ID: 825 4756 9935

Passcode: 563511

AGENDA

Tuesday, February 7, 2023

6:30 P.M. (MST) Board and staff dinner

Wednesday, February 8, 2023

Periodic breaks and lunch will be taken during the meeting at the discretion of the Chairman

- 9:00 A.M. (MST) Call to Order - Chairman Beckley
 - Roll Call
 - Welcome and Introductions - Chairman Beckley and Director Buxton
 - Additions or Deletions to the Printed Agenda
- Consent Agenda - Action Item
 - Approval of Minutes
 - December 22, 2022
- Director’s Report - **Information Only** - Director Buxton
- 5020 Policy Update - **Action Item** - Kathy Muir
- 9:30 A.M. (MST) Moorage Fee Public Hearing - **Action Item** - Seth Hobbs
- EBL Boise Zip Assignment - **Action Item** - Troy Elmore
- Park Naming/Policy 8030 - **Information Only** - Adam Zaragoza
- 1:00 P.M. (MST) Challis Hot Springs - **Action Item** - Susan Buxton
- Avalanche Training - **Information Only** - David Claycomb - HQ Rec Yard
- Heyburn Specific Pass to Address Overnight Use at Float homes - **Action Item** - David White
- Program Reports / Staff will Stand for Questions
- Recognition and Thank You for Service to Idaho Department of Parks and Recreation - Pete Black and Doug Eastwood
- Old/New Business
- Public Comment

* Under authority of Idaho Code 74-206. Executive sessions -- When authorized. (1) An executive session at which members of the public are excluded may be held, but only for the purposes and only in the manner set forth in this section. The motion to go into executive session shall identify the specific subsections of this section that authorize the executive session. There shall be a roll call vote on the motion and the vote shall be recorded in the minutes. An executive session shall be authorized by a two-thirds (2/3) vote of the governing body. An executive session may be held:

(b) "To consider the evaluation, dismissal or disciplining of or to hear complaints or charges brought against a public officer, employee, staff member or individual agent or public-school student."

(c) "To acquire an interest in real property not owned by a public agency."

- Executive Session* - **Action Item**
 - (b) Personnel
 - (c) Interest in real property

- **ADJOURN**

This agenda is subject to change in accordance with the provisions of the Idaho Open Meeting Law. Items may be addressed in a different order than appears on this agenda. Individual items may be moved from one place on the agenda to another by the Board. Time frames designated on this agenda are approximate only. The Board will continue its business in the event that an agenda item is resolved in less than the allotted time.

IDAHO DEPARTMENT OF PARKS & RECREATION

"To improve the quality of life in Idaho through outdoor recreation and resource stewardship"

Special Meeting

Idaho Department of Parks and Recreation Board

5657 Warm Springs Ave

Boise, ID 83716

December 22, 2022

10:00 A.M. MT, 9:00 A.M. PT

Zoom Meeting Link:

<https://us02web.zoom.us/j/88005314460?pwd=WHRsd2ZLT2JYOWxsTFhSdlpJMGITZz09>

Meeting ID: 880 0531 4460

Passcode: 361385

MINUTES

Thursday, December 22, 2022

Call to Order - Chairman Beckley called the meeting to order at 10:03am and requested a roll call.

- Chairman Beckley - Present
- Board Member Fatkin - Absent
- Board Member Black - Present
- Board Member Roach - Present
- Board Member Eastwood - Present

Also present during all or portions of the meeting either in person or on the phone were the following individuals:

- Susan Buxton, Director
- David White, North Region Bureau Chief
- Seth Hobbs, R & R Program Manager
- Joy Vega, Deputy Attorney General
- Craig Quintana, Public Information Officer
- Adam Zaragoza, Management Services Administrator
- Troy Elmore, Operations Division Administrator
- Tami Iasonides, Management Assistant
- Steve Martin, Financial Officer
- Steve Hacker, Chief Operating Officer - College of Natural Resources, University of Idaho

Welcome and Introductions

Chairman Beckley and Director Buxton welcomed everyone to the meeting.

Additions or Deletions to the Printed Agenda

The Chairman asked for any additions or deletions to the printed agenda, hearing none, he moved forward to the next agenda item.

Consent Agenda

Approval of Minutes November 9-10, 2022.

Mr. Eastwood moved to approve the minutes as written. The motion was seconded by Mr. Black. The Chairman asked for further discussion, hearing none, he called for a vote on the motion. Motion carried.

University of Idaho Agreement for Faculty Position – Director Buxton gave an overview of the Agreement and explained that it would provide a full-time employee who would be working for both Idaho Department of Parks and Recreation and University of Idaho. The agencies each pay 50 percent of the salary. Steve Hacker, Chief Operating Officer of the College of Natural Resources at University of Idaho was available for any questions.

Mr. Eastwood moved to proceed with the Agreement and authorize the Director to sign. The motion was seconded by Mr. Roach. The Chairman asked for further discussion, hearing none, he called for a roll call vote.

- Chairman Beckley - Yes
- Board Member Fatkin - Absent
- Board Member Black - Yes
- Board Member Roach - Yes
- Board Member Eastwood - Yes

Motion carried.

Accept Executed Deed and Agreement for Sheridan Property at Castle Rocks State Park

Director Buxton gave a brief overview of the area, the property and its popularity for climbers.

Mr. Black moved to accept the signed and recorded Warranty Deed. Motion was seconded by Eastwood. The Chairman asked for further discussion, hearing non, he called for a vote on the motion. Motion carried.

Dworshak Lease Negotiation

Director Buxton gave an update on the lease negotiations and the concern with some of the standard clauses in the Agreement. We are making good progress with the Army Corp of Engineers for a mutually beneficial and fair lease.

Director Update

Director Buxton gave the following updates:

- We will be acquiring a new unit at Land of the Yankee Fork – Challis Hot Springs. The owner has provided appraisal documents as required, and we should have acquisition documents in the next month or two.
- An employee engagement survey was conducted – Results should be compiled within the next 2-3 weeks.
- Legislature – There are many new legislators. We have been reaching out to JFAC committee members to request meetings and provide them with any information they may need. The IDPR budget will not be announced until the Governor’s State of the State on January 9, 2023. We have a new liaison at the Governor’s office, Darren Damon. Hopefully, he will be able to attend the February Board meeting.
- State Parks Leadership School – Gave a brief overview of the school and the classes she is teaching.
- Ashton Visitor Center – met with the Mayor of Ashton and are working on a partnership with the City of Ashton (owner) on an Economic Development Grant to improve the Ashton-Tetonia trail/trailhead.

- Met with the Mayor of Tetonia to discuss possible joint plans for the trailhead.

There being no further business, Mr. Roach moved to adjourn the meeting at 10:31am.

Chairman Brian Beckley
Idaho Park and Recreation Board

Susan E. Buxton, Director
Idaho Department of Parks and Recreation

DRAFT



DIRECTOR'S REPORT – February 6, 2023

Susan Buxton

Agency/Stakeholder/Legislative Collaborations

I travelled with Adam Zaragoza and met with the city leaders of Ashton and Tetonia to discuss the Ashton-Tetonia trail project on December 14-15, 2022.

We have attended the Idaho Sportsman policy monthly meetings with agency legislators and shareholders to meet and give updates.

Negotiations are continuing in a positive direction with the US Army Corps of Engineers to renew the Dworshak SP lease. I was able to personally meet with Lt. Colonel KingSlack in Boise. I am excited to work with her and her staff on this project and the other properties we jointly manage (Hells Gate SP and Lucky Peak SP). I expect a final lease to present to the Board for approval in the next few months.

I have multiple meetings per day with stakeholders, other agencies, and legislators. I am proud that IDPR has a good networking reputation and I strive to make these relationships even stronger.

Presentations and Trainings

I teamed with Jennifer Novak, the Clerk of the Idaho State Senate, to present a workshop and training to the Idaho Association of Highway Districts in Coeur d' Alene in mid-November. We talked about good Board processes for open meetings, executive sessions, agendas, minutes, and day to day operations. On our way to Coeur d' Alene, I was able to meet with representatives of the Coeur d' Alene Tribe and our Old Mission and Heyburn Managers, Will Niska and Nate Blackburn.



Jen Novak and Nate Blackburn at Old Mission



In early January, I attended the State Parks Leadership School in Oglebay, WV which is a two-year leadership certification overseen by NC State University. I helped teach an Ethics course and lead courses on Recreation Conflict and Employees in the 21st Century. I serve as a regent for the leadership school with several other state parks Directors from around the country. This is a wonderful way to bring best practices to our staff in Idaho.



State Park Leadership School Regents

I was proud that Bryce Bealba, Manager at Bruneau Dunes SP, graduated with his two-year certificate.



Bryce Bealba

We had our managers and supervisors here in Boise in late January to work on several topics from risk management to Americans with Disabilities access. I discussed the general results of the statewide employee climate survey as relates to the agency.



Manager Leadership Meeting 2023



Luma and HR Consolidation

The statewide Enterprise Resource Planning (ERP) system, called “Luma”, is set to go live on July 1, 2023. Steve Martin, Fiscal Officer, and Debbie Hoopes, HR Officer, and their staffs have been working with the Luma team at the State Controller’s Office and with the Division of Human Resources, so IDPR can be as prepared and trained as best as possible for the transition. IDPR will transfer two FTPs, our HR Officer and our HR Specialist, to the Division of Human Resources at the fiscal year. These two employees will continue to be housed at our headquarters to ensure continuity of service.

2023 Legislative Session

Budget

We have been fully engaged with the Governor’s Office and the legislature since January 9, 2023. Our budget hearing occurred on February 1, 2023 before the Joint Finance-Appropriations Committee.

IDPR’s Fiscal 2024 budget request is **\$68.8 million** but Governor Brad Little recommends the department receive another **\$100 million** in state surplus funds for deferred maintenance and capacity expansion.

- The surplus funding would **erase** IDPR’s existing, \$70 million maintenance backlog.
- The funding would create 200 new **campsites**, new **day use areas** and other facilities that Idahoans told IDPR in a recent opinion poll that they strongly desire.
- IDPR’s budget mostly consists of **dedicated funds** – self-generated revenue from camping fees, leases, federal grants, and other revenues – that in Fiscal 2024 underwrites **94 percent** of operations.



Gubernatorial Inauguration 2023

- The remaining six (6) percent comes from state General Funds.



- The budget includes dedicated funding for new staff to better handle historic visitation to our 30 parks, which experienced the three highest-visitation years in 2020 (7.7 million guests), 2021 (7.5 million) and 2022 (7 million).
 - Park attendance has increased 27 percent over the last three years.
 - IDPR has one full-time employee (FTE) for every 41,100 guests; the National Park Service has one FTE for 15,000 guests.
- \$649,600 in **dedicated funds** for ten (10) new positions to provide new rangers at Massacre Rocks, Thousand Springs, Lake Walcott, Three Island Crossing and Bruneau Dunes State Parks; administrative assistants at Lucky Peak, Eagle Island and Bear Lake State Parks, and assistant park managers at Coeur d’Alene’s Old Mission and Lucky Peak State Parks. The positions will help year-round staffing of our busy parks and address other guest-service needs.
 - \$150,000 in **dedicated funds** for increased wages for seasonal employees, who make up nearly two-thirds of IDPR’s workforce. Increased pay will help with recruitment of seasonals, who perform maintenance, collect fees and complete other essential services.
 - Another \$379,200 in **dedicated funds** to expand the motorized trail maintenance program with new employees for the north and east regions, which includes their equipment. The operators must have commercial driver’s licenses (CDLs), which makes these skilled positions harder to fill.
 - Another \$58,600 in **dedicated funds** will convert three part-time positions into full-time employees. Covered positions include an office specialist at Priest Lake State Park, a part-time ranger at Dworshak State Park, and the statewide boating coordinator, whose role will expand.
- \$485,000 in **dedicated funds** to cover higher utility, fuel and maintenance costs created by heavy park visitation. Most of the funding would support the new Billingsley Creek campground at Thousand Springs State Park, which opens this summer.

History of our Full-Time Workforce

Our need for full-time staff continues to increase with visitation, park and recreation programming seeing a year-round, not seasonal demand. We need full-time staff to address changes since 2010.

- In FY 2010, we had 164.5 FTPs.
- In FY 2011, we lost 25 FTPs, a 15 percent reduction in our full-time workforce (Great Recession budget cuts).
- In FY 2023, we were approved for 170 FTP, only a 4 percent increase over FY 2010 (13 years).
- We’ve grown only 6.5 FTPs in 13 years.
- In 2010, total visitation was 4.4 million versus an average of 7.4 million 2020 to 2022.
- Visitation has increased 68 percent while our FTPs have increased less than 4 percent.



- With the FTPs included in our FY 2024 request, we are only 19 FTPs more than FY 2010, less than a 12 percent increase since that time.

Economic Impact of IDPR

IDPR's economic impact and visitation have created the need for these budget items.

- The Idaho Department of Parks and Recreation (IDPR) contributes **\$1.2 billion** yearly to the state's economy.
 - IDPR averages **\$3.5 million** from the State's General Fund – and returns **\$216 million** in economic activity from the 30 parks, primarily in rural areas.
 - IDPR's programming and facilities help generate more than **40 percent** of Idaho's fast-growing, **\$2.8 billion** outdoor recreation GDP.
- Idaho's outdoor rec sector grew 25 percent statewide for public and private revenue between 2020 and 2021, according to the Bureau of Economic Analysis of the U.S. Department of Commerce.
 - IDPR sales of recreation vehicle (RV) registration stickers increased to 148,430 in 2021, a 23-percent rise over 2020 and 19-percent over 2019.
 - IDPR's non-motorized Invasive Species Sticker sales (paddleboards, kayaks, etc.) grew from 70,108 in 2020 to 117,835 in 2022 – a 68-percent increase.
- Participation in outdoor recreation will increase based on a 2022 opinion survey of 1,000 Idahoans, part of the department's Statewide Comprehensive Outdoor Recreation Plan.
 - Nine of every 10 respondents say they plan to recreate outdoors in 2023.
 - The most requested amenities are campgrounds (51 percent) and fishing infrastructure (42 percent) and expanded trails and trailheads (31 percent).
 - Respondents said maintaining and expanding IDPR's facilities should be the department's top priority.

Legislation

The first proposal is to remove the Invasive Species Rules to the boating statute and to allow the invasive species sticker to be sold for multiple years.

We will introduce the qualified immunity bill on Tuesday, February 7, 2023. I will keep the Board posted.

The Off-Highway Vehicle fee increase bill is a work in progress and we are working with Rep. Furniss and Idaho Recreation Council on some possible edits.



Upcoming Events

- Rocky Mountain State Park Executive Conference (RMSPEC) will be held in Oregon at Hallmark Resort Newport April 17-20, 2023. It may be a good time to include Board members to see how other States in our region manage their agencies. IDPR will host RMSPEC in 2024 in Boise.
- IDPR's Quarterly Board meeting will be held at Land of the Yankee Fork on May 3-4, 2023 with the dedication of Challis Hot Springs.

Thank You

I am sad to see Board members Pete Black and Doug Eastwood end their terms. Both have graciously and diligently served the State and the Department bringing wide expertise and grace to the Board that words cannot adequately express. My sincere request and hope is that they both stay engaged and take my calls when I need advice. Thank you both for your service. IDPR has greatly benefited from your collective leadership.

IDAPA RULE IDAPA FEE BOARD ACTION REQUIRED
 BOARD POLICY INFO ONLY, NO ACTION REQUIRED

AGENDA ITEM
Idaho Park and Recreation Quarterly Meeting
February 8-9, 2023
IDPR Headquarters
5657 Warm Springs Ave
Boise, ID 83716

AGENDA ITEM: **Grant Supplemental Standards Policy 5020 Update**

ACTION REQUIRED: **Board Action Required**

PRESENTER: **Kathy Muir, Grant Program Manager**

BACKGROUND INFORMATION:

In February 2017 the Park Board instituted a requirement that grant projects in the Road and Bridge Fund benefit snowmobiling, off-highway vehicle use, or boating. Proponents of the change maintained that fuel tax funding should support motorized users. Recently, the policy was challenged because boating can be defined as watercraft without engines (rafts, kayaks, canoes, paddleboards, etc.). The proposed change to Policy 5020 is attached.

STAFF RECOMMENDATIONS:

Staff recommends updating the policy to add “motorized” to the boating category.



Supplemental Grant Standards

Effective date: 2/23/2022

Policy #: 5020 **DRAFT**

1. Purpose:

The purpose of this policy is to detail three supplemental standards as set by the Board relative to the Department grant programs.

2. Scope:

All Department employees are expected to comply with—and will be held accountable to—the standards in this policy.

3. Responsibility:

The financial officer is the owner of this policy and oversees the grant process through the state and federal grant manager. The owner is responsible for reviewing and updating the policy to reflect current laws, needs, and strategic initiatives. The Board must approve any amendments to this policy.

4. Standards and Procedures:

4.1. Definitions

Board: The Idaho Park and Recreation Board.

Department: The Idaho Department of Parks and Recreation.

Employee: A person employed by the Department, including volunteers.

4.2. Road and Bridge Funds

Each year, 50% of the road and bridge funds will be made available for Department projects. The remaining 50% will be distributed through the road and bridge grant program to projects that benefit snowmobiling, off-highway vehicle use, or motorized boating.

4.3. Mountain Bike License Plate Fund

Program based on following structure:

1. Eligible applicants shall be governmental agencies, Native American Tribes, and non-profit entities.
2. Grants awarded for motorized equipment shall be limited to \$10,000.
3. Match for motorized equipment shall follow IDAPA 26.01.31.200.02 pertaining to minimum requirements.

4. The Recreational Trails Program Advisory (RTP) Committee will evaluate and rate the applications as a separate program.
5. IDPR reserves the right to determine whether sufficient funds are available to distribute and may not award projects annually.

5. Revision History:

1. Supersedes Board policies: *SFA 8:03 Matching Requirement for Motorized Equipment*; *SFA 8(a):05 Matching Requirement for Waterways Motorized Equipment*.
2. Revised by PS&ES on. Added detail to section 4.2.
3. Approved by Board on 9/13/2017.
4. Approved by Board on 2/23/2022

6. References:

1. None

— End of Document —

IDAPA RULE IDAPA FEE BOARD ACTION REQUIRED
 BOARD POLICY INFO ONLY, NO ACTION REQUIRED

AGENDA ITEM
Idaho Park and Recreation Quarterly Meeting
February 8-9, 2023
IDPR Headquarters
5657 Warm Springs Ave
Boise, ID 83716

AGENDA ITEM: **Moorage Fee Review**
ACTION REQUIRED: **Board Action Required**
PRESENTER: **Seth Hobbs, Reservation and Registration Program Manager**

PRESENTATION

BACKGROUND INFORMATION:

The purpose of this agenda item is to inform the Board and provide a staff recommendation for moorage fees for the 2023 boating season at Dworshak, Hells Gate, Heyburn and Lucky Peak State Parks. All these parks operate marinas.

IDPR Policy 6090, 4.5.E, Fee section states “The Department will base the annual rent upon comparable marina moorage rentals in conjunction with the local market and user demand. The Department will adjust the rent annually based on the CPI and then re-evaluate every five years to establish and reflect the current market rate.”

Starting in December 2022, staff conducted a moorage fee review using current use data, demand based upon waiting list numbers, comparable for Idaho marinas, and historical charges and increases. The work groups discussed the information provided, the overall status of the marinas with respect to what was being provided, and challenges/issues with marina use/management. Additional information on each marina is provided in Attachment A - Moorage Fee Background.

STAFF RECOMMENDATIONS:

Staff recommends increasing Idaho State Park annual moorage rental fees at Dworshak and Hells Gate by eight percent (8%) and Heyburn and Lucky Peak as described in the below table listed under “2023 Proposed Moorage Fee”.

2023 Proposed Moorage Fee

Heyburn State Park										
Marine Lease Type	Marina	Slip Size	Covered / Uncovered	# Slips	2022 Fee	2022 Revenue	Fee if left at CPI	2023 Staff Proposed Increase	2023 Staff Proposed Fee	2023 Revenue
Boat Garages	Both	Variable length and width. Price based on amount of dock space taken per foot.	NA	112	\$42.03	\$71,177.03	\$45.39	\$12.61	\$54.64	\$93,153.02
Boat Slip	Chatcolet	8' wide by 20' long	Uncovered	5	\$756.82	\$3,784.10	\$817.37	\$136.23	\$893.05	\$4,465.24
Boat Slip	Chatcolet	8' wide by 20' long	Covered	15	\$924.92	\$13,873.80	\$998.91	\$166.49	\$1,091.41	\$16,371.08
Boat Slip	Rocky Point	10' wide by 24' long	Uncovered	5	\$798.82	\$3,994.10	\$862.73	\$143.79	\$942.61	\$4,713.04
Boat Slip	Rocky Point	10' wide by 24' long	Covered	12	\$967.00	\$11,604.00	\$1,044.36	\$174.06	\$1,141.06	\$13,692.72
Boat Slip	Rocky Point	9' wide by 20' long	Covered	10	\$924.92	\$9,249.20	\$998.91	\$166.49	\$1,091.41	\$10,914.06
Boat Slip	Rocky Point	9' wide by 20' long	Uncovered	5	\$756.82	\$3,784.10	\$817.37	\$136.23	\$893.05	\$4,465.24
Dock Slips: there all 11 docks	NA	Varies	Uncovered	44	\$336.26	\$14,795.44	\$363.16	\$117.69	\$453.95	\$19,973.84
Dock R4 Slips	NA	Varies	Uncovered	4	\$504.44	\$2,017.76	\$544.80	\$176.55	\$680.99	\$2,723.98
Houseboat Slip	Chatcolet	60'	Uncovered	2	\$1,791.62	\$3,583.24	\$1,934.95	\$447.91	\$2,239.53	\$4,479.05
Houseboat Slip	Rocky Point	10' wide by 24' long	Uncovered	10	\$840.91	\$8,409.10	\$908.18	\$210.23	\$1,051.14	\$10,511.38
Total Revenue						\$146,271.87				\$185,462.65

Lucky Peak Marina										
Marine Lease Type	Marina	Slip Size	Covered / Uncovered	# Slips	2022 Fee	2022 Revenue	Fee if left at CPI	2023 Staff Proposed Increase	2023 Staff Proposed Fee	2023 Revenue
Boat Slip	N/A	18'	Uncovered	230	\$565.00	\$129,950.00	\$610.20	\$141.25	\$706.25	\$162,437.50
Boat Slip	N/A	24'	Uncovered	61	\$784.00	\$47,824.00	\$846.72	\$235.20	\$1,019.20	\$62,171.20
Boat Slip	N/A	28'	Uncovered	5	\$1,067.00	\$5,335.00	\$1,152.36	\$373.45	\$1,440.45	\$7,202.25
Total Revenue						\$183,109.00				\$231,810.95

ATTACHMENT A – MOORAGE FEE BACKGROUND

HEYBURN:

Heyburn State Park has two marinas and twelve docks with private, exclusive use encroachments throughout. There are 112 boat garages, 63 marina slips, and 48 dock slips (twelve separate docks located below the leased cabin areas with space for one to four boats on each side), for a total of 223 encroachments on the water.

In 2010, a comparative analysis of regional private marina fees was performed, and prices adjusted accordingly. At that time, slips were available at private marinas on Lake Coeur d'Alene or Lake Pend Oreille for between \$1,110 and \$4,870 for a season, with an approximate average of \$1,500. Consequently, Heyburn water born leases were increased to \$260 for cabin lessee docks, \$650 (on average, pricing is by foot) for boat garages, and \$585 to \$715 for marina slips. Policy 6090, section 4.5.E Standard Agreement for Boat Moorage within an Idaho State Park Marina requires that IDPR "re-evaluate every five years to establish and reflect the current market rate."

As allowed in the lease and per the above-mentioned policy, annual fees have increased by the Consumer Price Index (CPI) for the last 13 years. Heyburn for the calendar year 2022 charged \$336 for cabin lessee docks, \$840 for boat garages, and between \$756 and \$967 for marina slips. Currently, moorage prices on area private marinas ranges from \$2,000 to \$12,000 a season, with an approximate average of \$3,500. Thirteen years ago, Heyburn prices were 25% to 64% of market value, and today are 16% to 48%. Had price evaluations occurred every five years as per policy, the current rates would undeniably be much higher since land evaluations and recreational easements have increased dramatically during this time.

During these last 13 years operational expenses have dramatically increased. In 2010 Heyburn State Park paid seasonal dock workers \$7.50/hr, and today are paying \$15.00/hr. Lumber has gone from \$155 per 1000 board feet in 2010 to \$485 currently. It is difficult to ascertain exactly how much was spent on marina maintenance, but we can safely estimate that it requires 1.5 seasonal employees who exclusively work on docks and 1 full time employee with duties split between maintenance and administration. This accounts for \$110,000 in annual labor to administer and maintain the marina and dock structures.

During the last year, the park spent \$20,000 in contracted repairs to water born structures, about \$10,000 in building supplies, and \$20,000 spent on boat fuel, boat repairs, utilities, and other operating expenses. This results in overall operational costs estimated at a minimum of \$160,000 annually. During the last year, Heyburn brought in \$137,964.64 in moorage fees. Hence, moorage and dock revenues are not covering the overall associated costs. This shortfall also does not allow for investment in making enhancements on a regular basis.

The Board is required to ensure that a reasonable rate of return, typically based upon fair market value (FMV), is collected from use of Idaho's state parks. Due to current moorage and dock lease fees being quite a bit less than other similar and nearby moorage opportunities, and the revenue not covering associated costs nor providing for future investments, the Department needs to substantially increase moorage rental fees. The Department is working towards completely replacing both marinas and migrating cabin lessee docks to this updated, modern infrastructure in the near future, which will result in the need to again increase fees.

In assessing the current fees and making increases, the Department must consider the following: current disparity/discrepancy with local marina fees, age and usability of the current facilities, length of stay/use by type, and wear and tear of different moorage types on the structures. For instance, boat garages and house boats are present year long, and provide substantial wind sail effect on the marinas, causing much more wear than standard slips. This results in a need for varying increases in fees by type.

LUCKY PEAK:

Lucky Peak State Park is the home of Spring Shores Marina. The marina currently has 3 different size moorage slips with an overall total of 309. There are over 500 names on the waiting list with approximate wait times of:

18' slip (21' registered boat length maximum)	2-3 years
24' slips (27' registered boat length maximum)	9-11 years
28' slips (31' registered boat length maximum)	12+ years

Edgewater Resources, LLC was hired to conduct a marina replacement feasibility plan and completed the study in February 2020. Part of the research included comparing fees among 12 similar marinas in the region. Results showed private marinas are charging approximately 2-3 times as much as IDPR marinas. The report further states: "IDPR could likely increase rates by 25%-50% and maintain 100% occupancy." (Edgewater Resources LLC page 21)

The current marina was built in 1997 and base fees were set with an automatic annual increase of 3%. In 2010 the fee structure was changed with a base increase of fees (+10% for 18' slips, +15% for 24' slips and +25% for 28' slips) with annual increases based on Consumer Price Index. Fees have only been increased by CPI since then.

Moorage fees have not kept up with fair market value of similar marinas and increases in attendance, wages, building material and traffic congestion have further impacted operations. An increase in base fees beyond the annual CPI is required to address these challenges.

DWORSHAK:

Due to usage demand, current disparity/discrepancy with local marina fees, age and usability of the current facilities, length of stay/use by type, and wear and tear of different moorage types on the structures, staff recommends staying at the 8% CPI for the fair market value.

HELLS GATE:

Due to usage demand, current disparity/discrepancy with local marina fees, age and usability of the current facilities, length of stay/use by type, and wear and tear of different moorage types on the structures, staff recommends staying at the 8% CPI for the fair market value.



Spring Shores Marina at Lucky Peak State Park Marina Feasibility Study

February 3, 2020



**SPRING SHORES MARINA
LUCKY PEAK STATE PARK
MARINA FEASIBILITY STUDY**

February 3, 2020

Prepared by:
Edgewater Resources, LLC

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INTRODUCTION

Spring Shores Marina at Lucky Peak State Park is located on the north shore of Lucky Peak Reservoir approximately twelve miles east of downtown Boise. The site is approximately twenty miles driving distance from the center of Boise, within a 30-45 minute drive of the 217,000 residents of Boise, and within an hour's drive of the 620,000 residents of the Boise-Nampa Metropolitan Area. The Boise-Nampa Metropolitan area is the third most populous metro area in the Pacific Northwest after Seattle and Portland, according to World Population Review statistics.

The natural beauty of the region is a significant part of the attraction, and its location just a few miles east of Boise makes the facility highly accessible and very popular with local residents, which also contributes to what some boaters perceive as the overuse of the facility and the reservoir overall.

EXECUTIVE SUMMARY

Spring Shores Marina at Lucky Peak State Park is owned and operated by IDPR as a seasonal marina and boating access site. The facility is located on land leased from the United States Army Corps of Engineers, who manage and maintain the reservoir.

The existing dock facilities were constructed in 1996 and, while in need of maintenance, are in remarkably good condition considering their age. The slip sizes and spacing are now generally too short and narrow for many of the modern boats present in the facility, but the docks remain functional. While fuel is offered, no electrical or potable water utilities are provided at the docks. The access gangways are not currently compliant with ADA requirements for recreational boating facilities. Two boat launches are provided by IDPR on either side of the marina facility, as well as a separate pump-out dock and floating docks for a community sailing program. Landside amenities include paved parking, picnic areas, restrooms, and a boater services building housing the marina staff, grill, convenience/boater store, and boat rental operations.

The density of use on the reservoir, combined with the linear nature of the waterway, makes for a challenging wave climate within the marina facility. The boat wakes create significant movement of both docks and boats within the marina, sometimes resulting in damage to both, and negatively affecting the lifespan of the docks and boater comfort.

The length of the boating season at Spring Shores Marina is directly correlated with water levels on the reservoir, which can vary up to 100' over the course of the year. The marina is fully functional at water level 3035' and higher, up to a full pool elevation of 3055' and actual maximum water level of 3060'. This results in an average boating season of 113 "use days", which corresponds reasonably well with the prime boating season of 100 days across most of the Great Lakes and other northern climate marinas where ice and cold weather impact the boating season.

The cost of a seasonal slip rental is relatively low for the region, in particular when compared to similar markets across the Great Lakes and other northern climates with a boating season of around 100 days per year. Spring Shores Marina is fully occupied and has a waiting list of over 200. Demand for the smaller slips of 20' and less is lower with only 24 names indicated on the 2019 waiting list, compared to 142 names on the list for 21'-25' slips, 40 names on the list for 25'-30' slips, and 3 names on the list for slips over 30'.

An online survey of boaters generated responses from 271 individuals and indicated the following key points:

- A) Roughly 40% of survey participants were seasonal renters, and 60% boat launch users
- B) Both Spring Shores launches are the most popular launches on the reservoir. Combined they would represent 80% of the demand.
- C) 74% indicated they would lease a slip at Spring Shores instead of trailer launching if they could
- D) 8% of boats are over 26' in length, but 30% would buy a larger boat with shore power if those slips were available.

The purpose of the Market Analysis component of this study is to verify the existing demand for and supply of marina services in the local marketplace, generally described as Lucky Peak Reservoir. If unmet demand exists, identify the demand for slip sizes, slip mix, rates, amenities, and location. Data for this analysis was collected by Edgewater Resources staff in during the spring and summer of 2019. Sources of the data included physical inspections of five of the twelve marinas included in the study and direct conversations with staff in the other marinas. As there are a mix of publicly and privately-owned marinas in the analysis, there are sometimes no sources of public data available on waiting lists or occupancy, so in those cases all data provided comes from direct interviews with marina staff.

The study area included twelve marinas in the intermountain west region, all but two of them in Idaho. Five private marinas were clustered in the north of Idaho on or around Priest Lake, and two private facilities were located in McCall. Bear Lake and Great Salt Lake State Park marinas, operated by Utah State Parks, in Utah were included in the study. The three remaining facilities, Spring Shores Marina, Hells Gate Marina, and Dworshak State Park Marina are operated by IDPR. Occupancy across all slip sizes in the marinas studied is very strong, with nearly all marinas reporting 90%-100% occupancy, with the exception of Hells Gate. Hells Gate Marina, however, was in very poor condition with water too shallow to serve boats in many of the slips, and a major dredging project and replacement of the floating docks is now underway. Eight of the twelve marinas studied reported waiting lists, several of them very long, with waits in excess of 3-5 years for a slip. Slip lease rates vary widely from public to private marinas, with public facilities charging slip fees in the range of \$18-\$41 per linear foot per season, and private facilities charging generally \$55-\$90 per linear foot per season. Boater preference surveys indicate availability, convenience, and location are the most important factors driving marina selection by boaters.

Existing Conditions Assessment

The existing condition of the Spring Shores Marina is similar to or better than most of the marinas surveyed, with similar boating environments, quality of amenities, and quality of facilities. The most modern marina in the study area was Bear Lake Marina in Utah, and the most dated public facilities in Hells Gate. In general, the private facilities are not as nice as Spring Shores Marina, but they generally charge at least double and close to triple what IDPR does in some cases.

Proposed Strategy

A series of four concept alternatives were developed and presented to the boating public. Based on their feedback and the results of the marina market analysis and boater survey, we recommend implementation of the Concept Master Plan below, based largely on Concept B.



We recommend a strategy where Spring Shores Marina engages in a program of continual, phased improvement over the next five to ten years. This approach will begin with relatively low cost/high impact items such as correcting the spacing of the finger docks and adding additional slips as the budget allows. The addition of off-site parking with a shuttle system will address the most pressing issue besides slip availability. The most significant investment would be the addition of the floating breakwater, which would transform the marina overnight. Once the wave attenuator is in place, the addition of larger slips with utilities will make more sense and allow the facility to generate more revenue to offset the cost of the marina improvements.

Our analysis of the rates currently charged by IDPR and your competitors suggests that IDPR facilities are charging less than the average rate of the twelve marinas surveyed, and sometimes significantly less than your similar competitors. The existing rate structure at approximately \$31 per linear foot is not sufficient to cover the cost of the basic improvements needed for the existing facility without supplemental capital funding. Increasing the rates by approximately 50% would generate sufficient revenue to cover the cost of the basic improvements needed, but not the total cost of the expanded facility, which suggests that an average slip rate of approximately \$45 per linear foot is close to the actual breakeven cost of operating and maintaining the existing slip infrastructure without supplemental capital funding. This higher rate is sufficient to cover approximately 56% of the proposed marina expansion costs in addition to all of the basic improvements, which means supplemental capital funding in the amount of approximately \$1.45

million would be needed. As noted, this rate structure would only work for a public entity which does not have to account for land costs. In order to fully fund all proposed improvements on a long term financially self-sufficient basis, it would be necessary to charge rates at or very close to the existing average rates charged by private marinas.

GOALS AND OBJECTIVES

The goal of this marina market analysis is to verify the existing demand for and supply of marina services in the local marketplace. If unmet demand exists, the study will identify short and long term recommendations for slip size, mix, pricing, location, and potential marina and boater services provided. The market analysis will consider a wide range of factors among marinas located on Idaho, including:

- Marina location and adjacency to recreational and shopping opportunities.
- Current occupancy considering slip size, mix, rates, and transient/seasonal mix.
- Services and amenities offered, such as utilities, repairs, and landside boater lounges, restrooms, internet access, etc.
- Unique features

METHODOLOGY

The data cited in this report was collected by Edgewater Resources in the spring and summer of 2019 unless otherwise noted. The sources of the data included physical inspections of the marinas, direct conversations with marina staff, and marina websites.

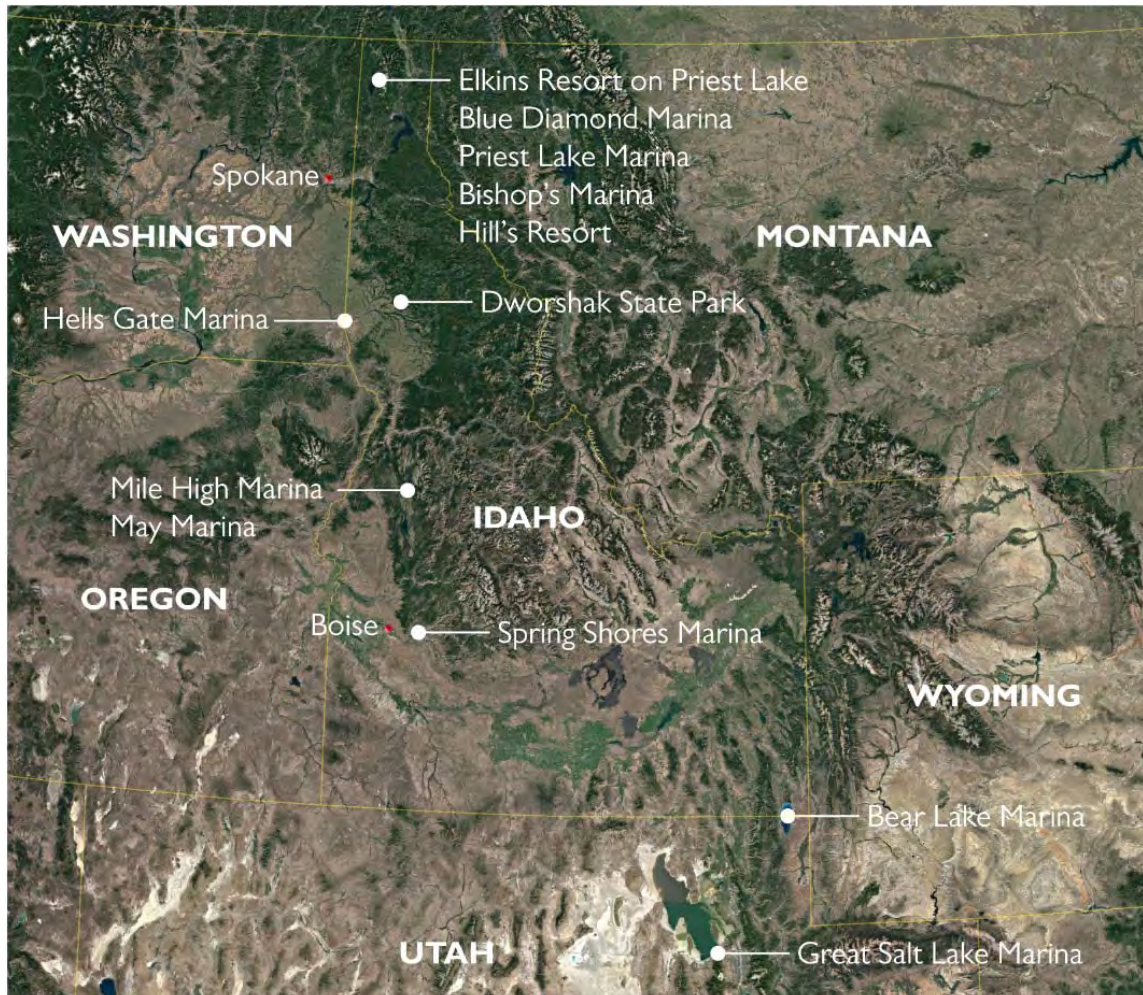
During the course of the market analysis, five of the twelve marinas were physically inspected during the 2019 boating season to assess the general conditions of the facility and adjacent amenities. When possible, informal interviews were held with marina staff and boaters. Following the site visits, additional information was collected utilizing available data online, and phone interviews were held with local marina staff to confirm our assessments and seek additional input. Data on amenities, utilities, services, and relevant adjacencies to recreation and shopping opportunities are tabulated for ease of comparison. Individual assessments of each marina are included in the appendix to this document.

In addition to the marinas studied specifically for IDPR, this analysis is informed by seven additional market analyses performed over the last five years across the country in northern locations with similar boating seasons. These studies included site visits to more than fifty marinas that are home to hundreds of slips. Over the past seven years, Edgewater Resources has completed more than a dozen market analyses for marinas across the country, which provides broader relevant context for the overall direction of the marina industry.

Study Area

The primary market area for this study is the state of Idaho, with a secondary market in northern Utah. This market analysis includes detailed information on twelve marinas located throughout the region, including:

- Bishop's Marina
- Blue Diamond Marina
- Elkins Resort
- Priest Lake Marina
- Hill's Resort
- Hells Gate Marina
- Spring Shores Marina
- Dworshak State Park Marina
- Great Salt Lake State Park Marina
- Bear Lake Marina
- Mile High Marina
- May Marina



SUMMARY OF RECENT TRENDS

In the aftermath of the Great Recession, the popularity of recreational boating remains strong and has been improving significantly in recent years. Market analyses performed over the last five years across the country identified a number of key trends that directly relate to the ongoing success of marinas, while also highlighting the source of challenges faced by marinas that are struggling. These include:

- Boats continue to get larger, wider, and deeper, with greater electrical power demands.
- Marinas that have been renovated in the last five to ten years and now provide slips suited to the new market for larger boats are generally more successful than those with slip configurations geared towards smaller boats. While larger slips take up more space, resulting in a lower total number of slips, they are generally more profitable overall.
- Marinas that became encumbered with debt from adjacent boat sales businesses or adjacent real estate developments that failed with the housing market represent a large portion of the failed marinas on the market. Marinas that focused primarily on basic marina functions – often municipally run – have generally weathered the economy more successfully assuming they have an appropriate slip mix. The fundamental marina operational business model remains sound.
- Slip demand between one marina and another is driven more by the relative quality and location of the facilities much more than pricing. Differences in rates are not generally significant, and generally not the key deciding factor.
- The general list of amenities provided by marinas is reasonably consistent from one marina to another, with few marinas lacking any significant amenities compared to their competitors. The age and quality of maintenance of those amenities does make a difference, however, and obviously newer facilities are more desirable than dated facilities.
- Marinas have become more and more a part of the hospitality industry, and boater expectations for service have increased. Friendly, competent, and helpful marina staff create a significant intangible culture at a marina that can make the difference in a boater's choice of marina.
- Compliance with current National and Federal standards remains low, providing an opportunity for marinas to reduce their liability exposure while also providing a safer, higher quality boating experience for their customers. In particular, the American's with Disability Act enacted specific requirements for recreational boating facilities in 2010. All facilities, even those privately owned, that provide services to the general public must comply. Additionally, there has been a dramatic increase in the awareness of electrical shock drowning prevention within marinas, with new National Electric Codes requiring individual protection for leaks greater than 30mA.

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Overall, the facility presents very well and is very well used, with most boaters providing generally favorable reviews of the facility. Comments on the quality of staff and service provided are generally very positive. The primary concerns with the facility are mostly related to issues caused by the popularity of the facility (difficulty in parking and long waiting lists) and managing the sheer number of boaters on the reservoir.

Please refer to the Spring Shores Marina Condition Assessment Report for further detail on the condition of this facility.

REGIONAL MARINA MARKET ANALYSIS

Twelve marinas were studied in detail in the course of this marina market analysis. A wide range of criteria and characteristics were documented and are summarized in the following pages. Figures 1 (page 10) and 2 (page 14) identify the general characteristics of the marinas relating to slip availability, including slip size and mix, rate structure, occupancy, waiting list, and presence of dry rack storage and winter storage. Figure 3 (page 16) identifies characteristics associated with location and convenience, including proximity to population centers, and adjacency/distance to downtown shopping and commercial services. Figure 4 (page 18) identifies and compares elements of the general infrastructure of each marina, including components such as the overall condition of the facility and presence of boat launches, parking, shore power, water, pump-out, fuel, and cable television. Figure 5 (page 20) identifies and compares a variety of services and amenities offered at the marinas studied, including lift/haul-out service, repairs, boat rental, condition of shower/restroom facilities, laundry, boater lounge, and ship's store.

SLIP AVAILABILITY ANALYSIS

Figure 1 (page 10) documents a variety of factors relating to slip availability. These include a breakdown of wet slips between transient and seasonal slips; slip size; lease rates; occupancy for transient and seasonal slips; and existence of a waiting list with supporting data as available.

Wet Slip Breakdown

The twelve marinas studied in the region are home to just over 1,700 slips. Three of the marinas studied provided less than 100 slips, with the smallest being Bishops Marina with 80 slips. Three marinas provide between 100 and 200 slips, and three marinas provides 298-325 slips. Great Salt Lake State Park marina is the largest marina included at 325 slips, and Spring Shore Marina is the largest marina in Idaho at 298 slips.

Slip Size/Mix

Most of the twelve marinas provide a range of slip sizes, and the configuration of the slip sizes is referred to as the slip "mix". As different size slips generate different amounts of revenue, the slip mix is as important to the overall financial performance of the marina as the total number of slips. Generally, larger slips are more profitable, as linear foot slip rates are higher for larger boats while the increase in the cost of the infrastructure associated with the larger slips is not usually directly proportional. Further, larger slips mean fewer boaters in a given space, which reduces the overall burden on marina staff. The smallest slips provided in marinas we studied are 15'-20', with the largest around 40'. The vast majority of slips in the market area range between 20' and 30' in length.

Figure I

Marina	Wet Slip Breakdown	Rates
Bishops Marina	~80 total	26' slip - \$2110 for season
Blue Diamond Marina & Resort	EZ Docks 20U Double 23U Double 25C Single 30C Double 30C Single 35C Single 35x14C Single	(Daily, Weekly, Monthly, Season) \$10 \$50 \$150 \$450 \$25 \$150 \$400 \$1100 \$30 \$175 \$450 \$1250 N/A \$200 \$600 \$1900 \$40 \$250 \$750 \$2100 \$45 \$275 \$800 \$2300 \$50 \$300 \$875 \$2650 \$50 \$325 \$900 \$2750
Elkins Resort		\$1898/season
Priest Lake Marina	140 slips 20'-40'	\$20-40 per/day on first come first serve basis, prices vary depending on boat size Covered Uncovered Seasonal: (\$1,615-\$2,295) (\$1,110) Covered slip: Guest - \$10.00/night Covered slip: Non-guest 20.00/night Boat launch: Non-guest -\$10.00 Overnight parking: non-guest -\$10.00/night
Hill's Resort	~90	
Hells Gate Marina	112 slips 20'-25'	\$628/ 6 months, \$837/year
Spring Shores Marina	298 slips 18'-28'	18 foot slip - \$524/year (max length 21') 24 foot slip - \$727/year (max length 27') 28 foot slip - \$989/year (max length 31')
Dworshak State Park Marina	99 slips 22'-32'	22' = \$478/season \$240/month, \$61/week, \$10/day 32' = \$583/season \$256/month, \$61/week, \$10/day
Great Salt Lake State Park	~325 slips 21'-40'	Summer Winter 25' slip \$125/month \$125/month 30' slip \$180/month \$125/month 35' slip \$210/month \$125/month 40' slip \$240/month \$125/month
Bear Lake Marina	305 slips 26'-32'	26' - \$1,076/season 32' - \$1325/season
Mile High Marina	175 slips	\$1800/season
May Marina	90 slips 42 reserved for sailboats	22' powerboat = \$1575/season

Slip Rates

Slip lease rates in the study area vary widely by marina, which reflects a range of factors including location, quality of facilities, etc, as described above. As indicated above, all rate information was collected by direct interviews with each marina. For the purposes of this exercise, we have focused on those facilities that are generally among the better marinas in the region to prepare a reasonable assessment for comparison purposes. These facilities are reasonably comparable to the IDPR facilities, although often not as well maintained or visually appealing.

As indicated earlier, lease rates become less important in the boater decision making process when supply is significantly below demand, as is the case throughout the study area. IDPR could easily justify significantly higher rates, however historically IDPR has taken an approach to pricing based more on providing a public amenity over maximizing profits.

The following chart compares rates for the most relevant marinas and identifies slip rates for a 25' slip without power. All seasonal rates indicated are per linear foot for a complete season.

Slip Rate Summary Analysis

Public Facilities					McCall Private Marinas		Priest Lake Private Marinas			
Spring Shores	Hells Gate	Dworshak	Bear Lake	Great Salt Lake	Mile High	May Marina	Blue Diamond	Priest Lake	Elkins	Bishop
\$31	\$33	\$22	\$41	\$30	\$90	\$79	\$76	\$65	\$76	\$84
Public Facility Average: \$31.40					McCall Private Avg: \$84.50		Priest Lake Private Average: \$75.25			

Spring Shores Marina charges very nearly the average rate for public facilities, which is 37% of the rate charged on Payette Lake in McCall by the private facilities surveyed there, and 41% of the rate charged by private facilities in the Priest Lake region.

While we recognize the notion that IDPR facilities are public recreational amenities that operate on a non-profit basis, these rates are remarkably low and do not reflect the actual market value of the slips offered.

Seasonal Slip Occupancy

Seasonal Slip Occupancy among the marinas studied was nearly universally 90% to 100%. Of the twelve marinas studied, nine indicated seasonal occupancy rates of 100% or higher, with all the others except Hells Gate reporting 90% or higher. Hells Gate Marina is nearly functionally obsolete and scheduled for complete reconstruction this coming winter. For the purposes of analyzing market demand, we have eliminated Hells Gate from this point forward due to its nearly non-functional existing condition. Eight of the twelve marinas reported waiting lists, with some facilities reporting waits in excess of 3-5 years. Occupancy was strong across all slip sizes, with strong demand for larger slips relative to the very few large slips offered.

It is important to note several key points on occupancy:

- Some marinas are what we refer to as “functionally full”, which means all of their useful slips (those with safe docks, acceptable water depths, etc) are full. They sometimes include obsolete docks in their total slip counts for marketing purposes. Hells Gate Marina, while indicating only 15% occupancy, may actually be functionally full.
- Another measure of slip occupancy is “effective occupancy”, which means the appropriately sized boat is in the slip, generating the anticipated revenue. For example, in some markets where demand is very high, a facility can achieve greater than 100% effective occupancy if they’re housing 25’ boats in 20’ slips. On the other hand, the reverse can also be true if there is less demand for larger boats and a 30’ boat is moored in a 50’ slip. In general, we see that most of the older marinas in the study area have slips that are too small for the boats that are using them, resulting in effective occupancy rates that are very likely 115% or more in many cases. We recommend that marinas charge a linear foot price by the length of the slip or the boat, whichever is longer, to maximize revenue.
- We normally recommend private for-profit marinas target seasonal occupancy around 95% effective occupancy, which balances the need to keep space available for new customers, with rates near the top of what the market will bear. If a private, for-profit marina is 100% full with a waiting list, we would normally recommend increasing rates until demand drops to about 95%.

SLIP / STORAGE AVAILABILITY ANALYSIS

Figure 2 (page 18) documents availability of other mooring types, dry rack storage and both indoor and outdoor winter storage.

Dry Rack Storage

Dry Rack storage, also known as dry slips, are large structures that house boats on racks on land inside the structure. Boats are lifted out of the water using specialized forklift vehicles or automated systems and lifted on to racks three, four and sometimes more levels high. This creates a natural size limitation, and rack storage generally accommodates smaller boats up to 40' due to weight limitations. Rack structure buildings are located near the water's edge, adjacent to lift wells and courtesy docks where boats are docked awaiting storage or retrieval. The boater calls ahead to schedule the launch, and when they arrive their boat is waiting for them at the courtesy dock. When done, they leave the boat at the courtesy dock and marina staff return the boat to storage.

Advantages to the dry rack system include excellent protection for the boat, lower costs compared to traditional wet slips, the potential for reduced permitting issues as waterside infrastructure is greatly reduced, and the ability to store large numbers of boats in a very small area. Disadvantages include a loss of the dockside wet slip boating experience, potential waiting and frustration if the boat launch is busy or delayed, and the structures themselves are generally very large and some people dislike their appearance. Contemporary dry rack systems in southern parts of the country are incorporating residential condominiums wrapped around the structures, both hiding the mass of the building and creating a waterfront residential product. Modern automated rack systems are now being constructed, where boats are launched and retrieved by robotic cranes rather than forklifts driven by people. The precision of automated systems allows them to work in less space, and they can also make much taller rack systems above five floors function.

Figure 2

Marina	Slip Occupancy	Waiting List	Dry Rack Storage	Winter Storage		Winter Storage Rates
				On Site	Remote	
Bishops Marina	Full	Yes (3-4 years)	No	No	No	NA
Blue Diamond Marina & Resort	One 20' slip available	Yes	Yes	Yes	No	\$5/lf/month Trailer Storage: Indoor = \$100 Outdoor = \$50 Pontoon or 3x axle = \$75
Elkins Resort	Full	Yes (20 people)	No	No	No	NA
Priest Lake Marina	Full	Yes (3-4 years)	Yes	Yes	No	175 boats
Hill's Resort	Full	No	No	No	No	NA
Hells Gate Marina	15%	No	No	Yes	No	NA
Spring Shores Marina	Full	Yes (5+ years)	No	No	No	NA
Dworshak State Park Marina	90%	No	No	No	No	NA
Great Salt Lake State Park			No	No	No	NA
Bear Lake Marina	Full	Yes	Yes	Yes	No	\$50/month \$250/season
Mile High Marina	Full	Yes	No	No	No	NA
May Marina	Full	Yes	No	No	No	NA

Winter Storage

Winter storage of boats can be a significant part of a marina's revenue, with winter storage rates approaching summer seasonal slip rates in some markets. Types of winter storage include indoor heated, indoor unheated (fully enclosed), covered (not fully enclosed), and outdoor storage. Storage operations generally require launch facilities and haul-out service, which creates additional liability, complexity, and expenses to the marina operation. However, these are made up in winter storage fees. Depending on the location of the outdoor storage areas, neighbors may not like the appearance of several dozen boats stored on cradles in the parking lot of the marina. Boats stored outdoors are often shrink-wrapped for protection, so boats may have white, gray, or blue plastic sheeting.

Only three of the marinas surveyed provide winter storage in one form or another, most often in unheated structures or outdoors.

Figure 3

Marina	Proximity to Population Center-Driving	Proximity to Downtown/ Commercial Services	Associated to Lake/River
Bishops Marina	82 miles - Spokane, WA	Adjacent - Coolin, ID	Priest Lake
Blue Diamond Marina & Resort	86 miles - Spokane, WA	6 miles - Coolin, ID	Priest Lake
Elkins Resort	93 miles - Spokane, WA	3 miles - Nordman, ID	Priest Lake
Priest Lake Marina	87 miles - Spokane, WA	16 miles - Coolin, ID	Priest Lake
Hill's Resort	84 miles - Spokane, WA	4.2 miles - Lamb Creek, ID	Priest Lake
Hells Gate Marina	4 miles - Lewiston, Idaho	4 Miles - Lewiston, Idaho	Snake River
Spring Shores Marina	20 miles - Boise, ID	20 miles - Boise, ID	Lucky Peak Lake
Dworshak State Park Marina	128 miles - Spokane, WA	8 Miles Orofino, ID	Dworshak Reservoir
Great Salt Lake State Park	18.5 miles - Salt Lake City, UT	18.5 miles - Salt Lake City, UT	Great Salt Lake
Bear Lake Marina	122 miles - Salt Lake City, UT	1.5 miles - Garden City, UT	Bear Lake
Mile High Marina	107 miles - Boise, Idaho	.5 miles - McCall, Idaho	Payette Lake
May Marina	22' powerboat = \$1575/season	.5 miles - McCall, Idaho	Payette Lake

LOCATION AND CONVENIENCE FACTORS

Figure 3 (page 16) documents the three most important factors related to the geographic location of a marina. After availability, boaters identified location and convenience as the two most important factors they considered when choosing a marina.

Proximity to Population Center

This factor identifies how close the marina is to the nearest regional population center. For boaters local to the region, they are more likely to live near Boise than other parts of the region. As it relates to the marina study, Boise is defined as the primary population center.

Proximity to Downtown/Commercial Services

This factor identifies how close the marina is located to nearby shops, restaurants, bars, and other local destinations. The closer a marina is to these land side attractions, the more convenient it is for boaters – especially transient boaters without cars – to enjoy them. Good restaurants within walking distance of a marina are very popular amenities that can really make a difference in the perceived quality of a marina. Sylvan Beach is the most attractive destination on the east end of the lake, with the potential to draw boaters from all over the lake.

Figure 4

Marina	Facility Condition	Boat Launch	Parking	Shore Power	Water	Pump Out	Fuel	Cable	Phone
Bishops Marina	Good	Yes	Yes	Yes	Yes	No	Yes	No	No
Blue Diamond Marina & Resort	Good	1 Free Launch	Yes	Yes	Yes	Yes	No	No	No
Elkins Resort	Good	Yes	Yes	No	No	No	No	No	No
Priest Lake Marina	Good	Yes	Yes	Yes	Yes	Yes	Yes	No	No
Hill's Resort	Fair	Yes	Yes	No	No	No	Yes	No	No
Hells Gate Marina	Poor	Yes	Yes	Yes	No	No	Yes	No	No
Spring Shores Marina	Good	Yes	Yes	No	No	Yes	Yes	No	No
Dworshak State Park Marina	Fair	Usable to water elevation 1445 msl, subject to reservoir draw downs	Yes	Yes (Central)	Yes (Central)	Yes	Yes	No	No
Great Salt Lake State Park	Good	Yes	Yes	Yes	Yes	Yes	Yes	No	No
Bear Lake Marina	Excellent	Yes	Yes	Yes	Yes	Yes	Yes	No	No
Mile High Marina	Good	No	No	No	No	No	Yes	No	No
May Marina	Fair	No	No	No	No	No	No	No	No

MARINA INFRASTRUCTURE ELEMENTS, SERVICES, AND AMENITIES

Figures 4 (page 18) and 5 (page 20) address elements related to the quality of the facilities, as well as the type of facilities offered. Successful marinas are judged by the size and quality of their docks, the type and capacity of utilities provided, and landside amenities including the quality of the landscape, parking and boat launch facilities.

As it relates to the impact on the market analysis, very few of the elements considered are optional. Simply put, a modern marina must have adequate parking and amenities such as showers, restrooms, laundry, Wi-Fi, ship's store, and boater lounges are expected, and they must be kept very clean and well maintained at all times. All of these elements are considered standard, and nearly all marinas in the study areas include all of these. Shore power suitable for the energy demands of the boats accommodated, potable water, and sanitary pump-out are present in roughly half of the marinas surveyed. The distinction between marinas is made in the overall quality of the marina facilities, and the age of the amenities.

Other elements that make a difference to marina finances and operations, but not necessarily the popularity of the marina among seasonal boaters include boat launches, lift/haul-out service, on-site repairs, and boat rental.

Modern marinas must continually upgrade their technology offerings to stay current with constantly changing demands. Fortunately, modern technology is alleviating the need for some costly amenities that are no longer needed. For example, phone lines to each slip have been replaced by mobile phones, and cable television is rapidly becoming outdated as many larger boats now have on-board satellite television receivers. Wi-Fi and LTE cellular technologies are rapidly providing high quality streaming video at low cost that may allow smaller boats without satellite receivers access to digital broadcasts.

Marinas should perform regular boater surveys to stay current on boater needs, and marinas that commit to staying current will be rewarded with strong boater loyalty. While this may not be critical in an underserved market, these distinctions can make a significant difference as supply catches up with demand.

Figure 5

Marina	Lift/Haul Service	Repairs	Boat Rental	Shower/ Restroom	Laundry	Boater Lounge	Ship's Store	Wifi
Bishops Marina	No	No	No	Yes	No	No	No	No
Blue Diamond Resort & Marina	No	No	Yes	Yes	Yes	No	Yes	No
Elkins Resort	No	No	No	Yes	Yes	No	No	No
Priest Lake Marina	No	No	Yes	Yes	Yes	Yes	No	No
Hill's Resort	No	No	Yes	Yes	Yes	No	No	No
Hells Gate Marina	No	No	Yes	Yes	No	No	Yes	No
Spring Shores Marina	No	No	Yes	Yes	No	No	Yes	Yes
Dworshak State Park Marina	No	No	Yes	Yes	No	No	Yes	No
Great Salt Lake State Park	No	No	No	Yes	No	No	No	No
Bear Lake Marina	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Mile High Marina	No	No	Yes	No	No	Yes	Yes	No
May Marina	No	No	No	Yes	No	No	No	No

Summary of Market Demand

There is very strong evidence to suggest that there is significant unmet demand for slips at Spring Shores Marina and throughout the market survey area. This is especially so for the slips in the 20'-30' range, and there is evidence that the market for larger slips is growing. This segment of the recreational boating market is growing, supported by the demographics of the baby boomer generation. This group is at the peak age of wealth creation and boat ownership. Growth in recreational boating is expected to continue over at least the next twenty years according to the American Marine Industry.

As noted above, slip rates at regional private competitors are frequently double and nearly triple in some cases compared to what IDPR is currently charging. IDPR could likely increase current rates by 25%-50%, and maintain 100% occupancy. If IDPR were a private, for-profit operation, we would recommend increasing rates until occupancy dropped to 95%, which is the rate we have found maximizes profit and flexibility.

IDPR, however, is not a for-profit institution. We recognize the Mission of IDPR is *“to improve the quality of life in Idaho through outdoor recreation and stewardship”*. In order to provide outdoor recreation through Spring Shores Marina and the associated boat launches, and to be stewards of the resources in your care on behalf of the citizens of Idaho, IDPR must identify funding sources appropriate necessary to maintain the resources in your care. In other words, we believe IDPR should consider charging reasonable market rates for the recreational boating amenities you provide, and at least enough to cover the cost of all operations and revenue generating infrastructure.

It is important to note that, with the exception of Hells Gate, there are no private marina facilities located on the same bodies of water as IDPR marinas. In our work with municipalities across the country, we often find that nearby private competitors demand that public marina facilities charge at least the same rates as private facilities so as to avoid the appearance of a publicly owned, taxpayer funded facility undercutting prices on a private competitor. While we understand the historic goal of IDPR to provide recreational boating facilities as a public amenity at a very reasonable cost, the private sector has established the true market value of the marina market in Idaho. While perhaps not all locations could command \$90lf for a season, IDPR could certainly charge much more than the current rates.

In order to soften the blow of increasing rates to the actual market value, we have worked with facilities to establish transition programs that consider age, length of slip lease history, etc. For example, IDPR could establish a new market rate for example 50% higher than the current rates that is charged immediately to any new slip renter new to the system. Existing senior citizen slip renters over the age of 60 for example might see their rates continue to increase using the current 3% per year system. Younger slip renters might see their slip rates increase from the current rate to the new rate over a five-year period at 10% per year. Some municipalities have used the length of time a boater has rented a slip as the driving factor in how long the transition period lasts. In any case, there are strategies to make the transition to market rates easier to bear. Keep in mind also that IDPR is the steward of these limited, precious resources for all residents of Idaho, not just the boaters. IDPR has a responsibility to charge a fair price to maintain and serve as stewards of these precious resources.

Operational Models

There are many operational models in use today, with three approaches that we believe IDPR could consider. These include Internal Operation, Third-Party Operator, and Leasehold Operator.

Internal Operation

The Internal Operation approach is what IDPR does today, with all elements of the marina remaining under the direct operation and ownership of IDPR. IDPR is responsible for all costs associated with the operation and is the beneficiary of any profits generated by the operation. Similarly, IDPR is responsible for all liabilities as well, and all staff are usually employees of the IDPR.

Among the challenges associated with this management approach is the need for IDPR to hire the staff necessary to operate the facility. In some cases, labor agreements may make labor costs prohibitively expensive.

Among the advantages associated with this management approach is the ability to generate the highest profit, which can be used to fund expansion or improvement of the marina or other business units. Additionally, you retain a much higher level of control and flexibility in the operation of the marina.

In general, a properly sized and designed marina under competent management will be revenue positive during normal market conditions. They are relatively simple to operate, and staff accredited as Certified Marina Managers are reasonably available. This approach generally has the lowest total cost and highest potential return for the owner.

Third-Party Operator

The Third-Party Operator approach involves contracting with a marina management company that provides marina management services to municipal or private owners. In this scenario, the marina management company negotiates an operating contract with the marina owner that establishes roles and responsibilities. There are no industry wide standard operating agreements, and the advantages and liabilities associated with this approach depend entirely on the final agreement.

One common approach involves the owner and third-party operator negotiating a defined management fee over and above the operating costs for the marina (regardless of whether the marina is profitable in a given year) and incentives for achieving specific financial targets. In this scenario, the costs to the municipal owner could include the management fee (and incentives), labor costs at negotiated rates, utilities, and maintenance/capital improvements.

Depending on the contract language, this approach can be quite simple for the owner to manage and be very beneficial, or possibly skewed to the benefit of the operator at the expense of the owner. There are examples where third-party operators return a significant budget surplus to the owner, and other cases where the third-party operator returns no money at all to the owner. Another element to consider is

whether the operator is expected to invest in and/or construct the marina (revenue-producing components) or simply operate an existing marina paid for by the owner.

The length of the operating agreement varies by contract, generally between five and twenty years. Generally a shorter term agreement of five years with options to extend based on performance provide a reasonable length of contract for the operator while limiting the exposure to the owner due to poor performance or unforeseen contract issues. The longer lease is usually encountered when the operator invests in the revenue-producing components of the project.

In nearly all cases, this approach will result in less revenue being returned to the owner when compared to competent internal staff, simply because an additional party is involved with reasonable expectations to make a profit by providing a valuable service. Some owners find the trade-off of lower returns for fewer operational challenges in-house to be a reasonable compromise. On the other hand, the owner generally retains much of the financial risk associated with operating the marina while the potential rewards are reduced.

Leasehold Operator

The Leasehold Operator approach is similar to the third-party operator approach, except more of the risk is transferred to the operator. The premise of this approach is that the operator leases a specific property and constructs and operates a for-profit marina on leased land. The owner negotiates a lease arrangement with the operator, who then does everything required to operate a successful marina. The return for the owner is generally fixed regardless of the financial performance of the marina, but this can vary by contract. Additionally, the financial risk associated with the marina is generally shifted from the owner to the leaseholder.

This scenario generally provides the lowest financial return for the owner, along with the lowest risk.

Proposed Operational Approach

As outlined above, all options under consideration are potentially viable. The primary differences among the various operational alternatives are financial cost/benefit to IDPR, convenience, flexibility and responsiveness.

The Internal Operation approach has been successful to date and enhancing the current operation with existing staff is well within reasonable expectations. This approach should be the most financially beneficial approach for IDPR. Further, this approach provides the most flexibility and responsiveness to changing market conditions and developing environmental best practices.

Idaho Boating Experience

The boating market in Idaho and throughout the marinas surveyed is generally focused on smaller boats ranging in size from 20'-30', with a smaller number of boats in the 30'-40' range. As a typical inland lake boating market, we see a general organization of boaters including ski/wake boats, fishing, pontoons, small cruisers, and personal watercraft.

Due to the fact that there are relatively few marinas in the region, the facilities are often spread apart from one another by great distances. There is a concentration of facilities in the far north of Idaho in the Priest Lake Region, and another concentration of facilities on Payette Lake in McCall. IDPR State Parks generally have one marina and several boat launches rather than multiple marinas within a given park. As the vast majority of boats in the market are trailerable and wet slips relatively few in number, boat launch ramps are in high demand throughout the state.

For the Boise area, which is growing very rapidly in population, Spring Shores is by far the closest and most convenient boating opportunity. The proximity of Spring Shores Marina to downtown Boise is largely the cause of what some boaters perceive to be far too many boaters on the reservoir. The next closest boating areas are Lake Cascade to the north, accessible by a number of IDPR boat launches but currently no wet slip marinas, and Payette Lake in McCall. Bear Lake on the border of Utah and Idaho is a much larger body of water with a very high-quality facility in Bear Lake Marina, but is also a five hour drive away.

BOATER SURVEY

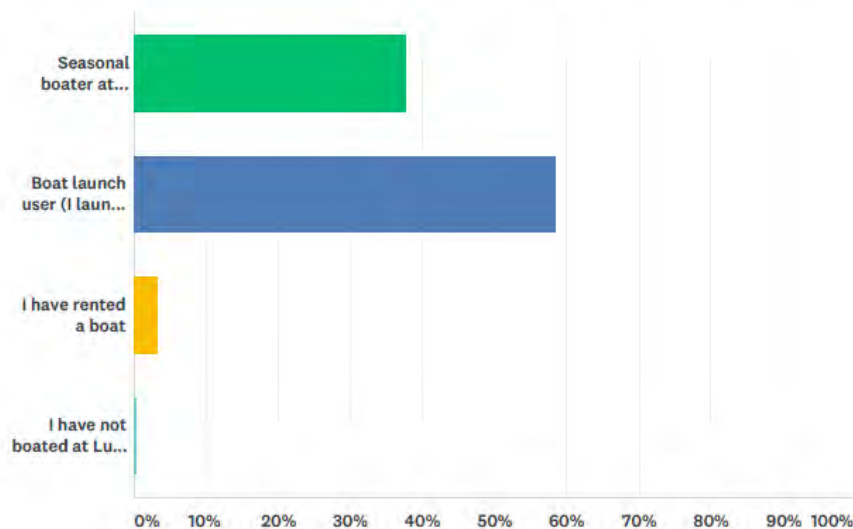
To gather important end user information, a Boater Survey was distributed during the summer of 2019. Specific information regarding boater preferences, location and boating type was gathered from boaters. Of the 271 respondents, only one indicated they have never boated at Lucky Peak.

The survey used was efficient and short in format to focus on the important data and to increase response numbers. Perhaps the most useful question was the last, asking “What is the single most important improvement that could be made to Spring Shores Marina to make is more desirable to you?” The answers tend to capture the more anecdotal, and often most important, feedback reflecting the boater’s impressions.

Below are the questions as seen on the survey and the responses, shown in graphic form when helpful. The full survey results document is included in the appendices of this document.

Q1 How have you boated at Lucky Peak State Park?

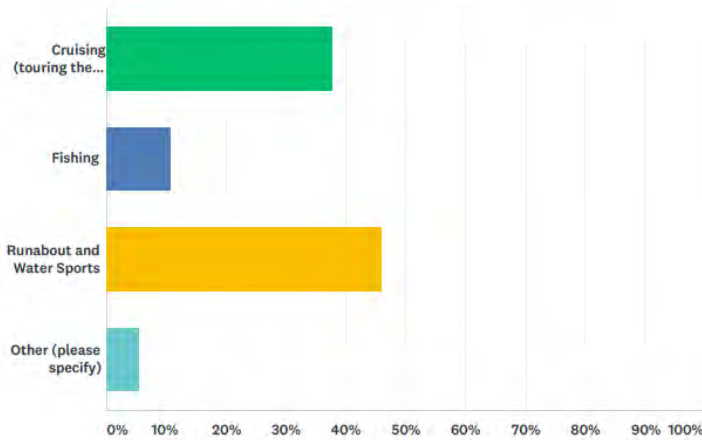
Answered: 271 Skipped: 0



ANSWER CHOICES	RESPONSES	
Seasonal boater at Spring Shores Marina (I lease a slip all summer)	37.64%	102
Boat launch user (I launch my boat at Spring Shores, but store it elsewhere)	58.67%	159
I have rented a boat	3.32%	9
I have not boated at Lucky Peak	0.37%	1
TOTAL		271

Q2 What is your primary boating activity?

Answered: 271 Skipped: 0

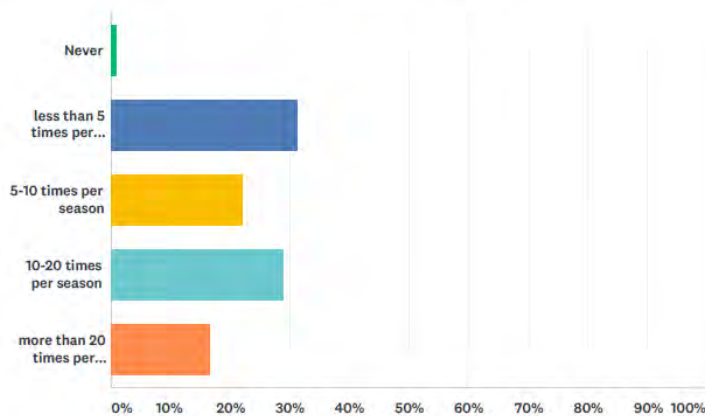


ANSWER CHOICES	RESPONSES	
Cruising (touring the lake, accessing remote camp/park sites)	37.64%	102
Fishing	10.70%	29
Runabout and Water Sports	46.13%	125
Other (please specify)	5.54%	15
TOTAL		271

Of the fifteen who indicated “other”, seven indicated that they sail, while the remaining respondents indicated a range of activities including law enforcement, kayaking, swimming, and sport.

Q3 How often do you use boat launch facilities on Lucky Peak Reservoir?

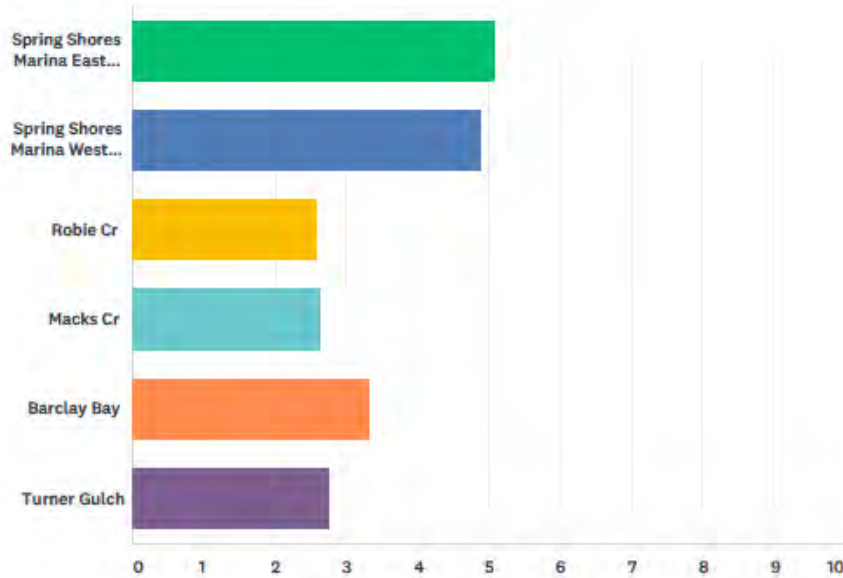
Answered: 271 Skipped: 0



ANSWER CHOICES	RESPONSES	
Never	1.11%	3
less than 5 times per season	31.37%	85
5-10 times per season	22.14%	60
10-20 times per season	28.78%	78
more than 20 times per season	16.61%	45
TOTAL		271

Q4 If you are primarily a Boat Launch User, please rank the launches at Lucky Peak State Park in order of preference:

Answered: 214 Skipped: 57

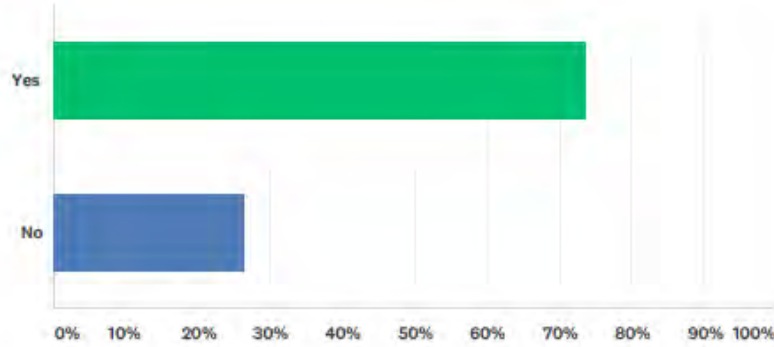


	1	2	3	4	5	6	TOTAL	SCORE
Spring Shores Marina East Launch Site	49.49% 97	29.08% 57	7.65% 15	9.69% 19	2.04% 4	2.04% 4	196	5.08
Spring Shores Marina West Launch Site	30.88% 63	43.63% 89	13.73% 28	6.86% 14	4.41% 9	0.49% 1	204	4.88
Robie Cr	4.55% 8	3.41% 6	28.98% 51	10.80% 19	13.64% 24	38.64% 68	176	2.59
Macks Cr	3.37% 6	2.81% 5	14.04% 25	28.09% 50	37.08% 66	14.61% 26	178	2.63
Barclay Bay	11.89% 22	9.19% 17	22.16% 41	20.54% 38	29.19% 54	7.03% 13	185	3.33
Turner Gulch	5.00% 9	11.67% 21	16.67% 30	21.67% 39	11.11% 20	33.89% 61	180	2.76

The responses above indicate that both launches at Spring Shores Marina are the two most popular launches in Lucky Peak State Park. This result may be skewed somewhat due to the fact the survey was initiated in relation to a study at Spring Shores Marina, however this data correlates with anecdotal responses from public meeting participants. The popularity of the launches at Spring Shores Marina certainly contributes to the congestion issues identified.

Q5 If you were able to keep your boat in a slip at Spring Shores Marina, would you choose that option over trailer launching your boat?

Answered: 257 Skipped: 14

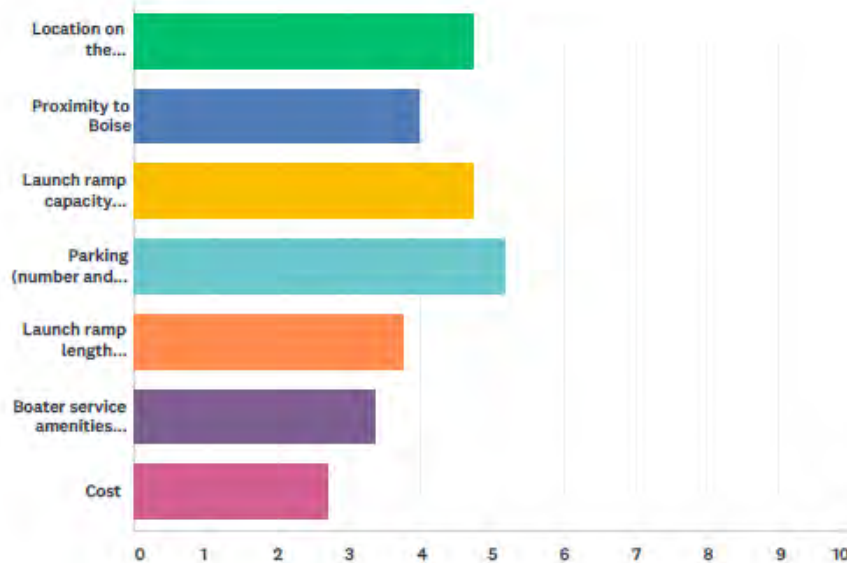


ANSWER CHOICES	RESPONSES	
Yes	73.54%	189
No	26.46%	68
TOTAL		257

The response to this question is particularly relevant to the long term planning of the marina at Spring Shores, as it suggests that we could significantly reduce demand for the boat launches at Spring Shores Marina, thereby reducing the traffic congestion issues, if we could only provide sufficient slips for the boaters on the waiting list who are currently forced to use the boat launches.

Q6 Please rank the following criteria in order of importance in your preference for boat launch sites:

Answered: 246 Skipped: 25



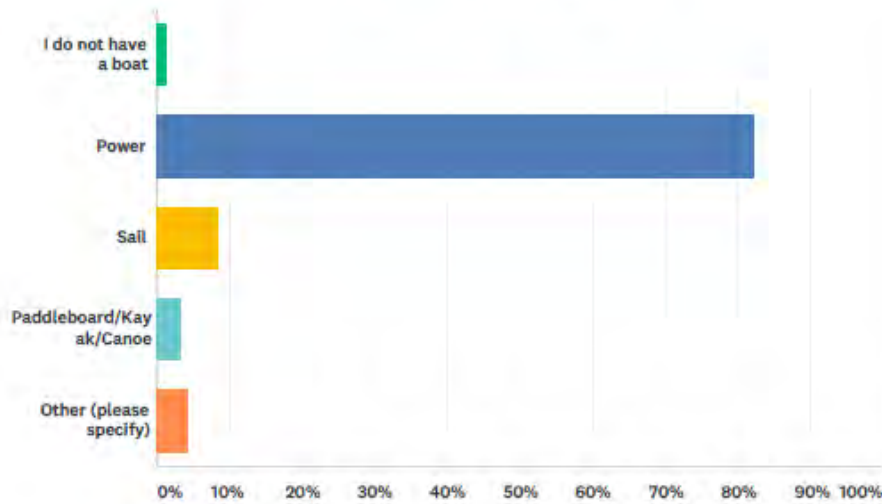
	1	2	3	4	5	6	7	TOTAL	SCORE
Location on the reservoir/proximity to preferred boating area	29.15% 65	17.49% 39	11.21% 25	11.21% 25	11.21% 25	11.66% 26	8.07% 18	223	4.75
Proximity to Boise	17.32% 40	16.88% 39	9.09% 21	12.12% 28	12.12% 28	12.99% 30	19.48% 45	231	3.98
Launch ramp capacity (number of launch lanes)	14.78% 34	22.61% 52	23.48% 54	16.09% 37	8.26% 19	11.74% 27	3.04% 7	230	4.72
Parking (number and ease of parking)	22.13% 52	24.26% 57	20.85% 49	20.85% 49	7.23% 17	3.40% 8	1.28% 3	235	5.18
Launch ramp length (accessibility during periods of low water)	6.90% 16	7.76% 18	18.10% 42	17.24% 40	31.47% 73	9.91% 23	8.62% 20	232	3.77
Boater service amenities (restrooms, etc)	6.99% 16	7.42% 17	11.35% 26	13.97% 32	17.90% 41	34.50% 79	7.86% 18	229	3.37
Cost	8.73% 20	6.99% 16	7.42% 17	6.99% 16	9.61% 22	13.10% 30	47.16% 108	229	2.70

The responses outlined above suggest that boaters perceive that parking is easier at Spring Shores Marina despite the congestion, and the location of the facility and number of launch lanes are key reasons the facility is popular compared to others. In other words, this location appears to be the most popular primarily because there are more launch lanes and parking spaces than other facilities.

It is important to note that cost was the least important factor, suggesting that the boaters are not nearly as price conscious as they are focused on convenience and quality of experience.

Q7 What type of boat do you have?

Answered: 271 Skipped: 0

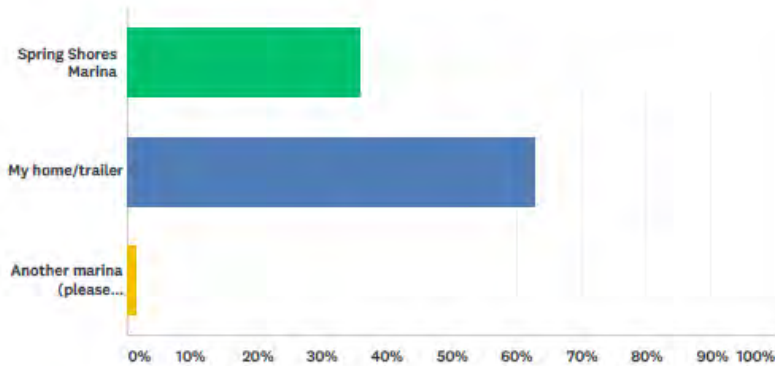


ANSWER CHOICES	RESPONSES
I do not have a boat	1.48% 4
Power	82.29% 223
Sail	8.49% 23
Paddleboard/Kayak/Canoe	3.32% 9
Other (please specify)	4.43% 12
TOTAL	271

The vast majority of boaters (82%) are power boaters, followed by sailing in a distant second place at 8.5%. Of those indicating “other”, four actually qualify as power boats, while most of the rest are personal watercraft users.

Q8 Where do you keep your boat now?

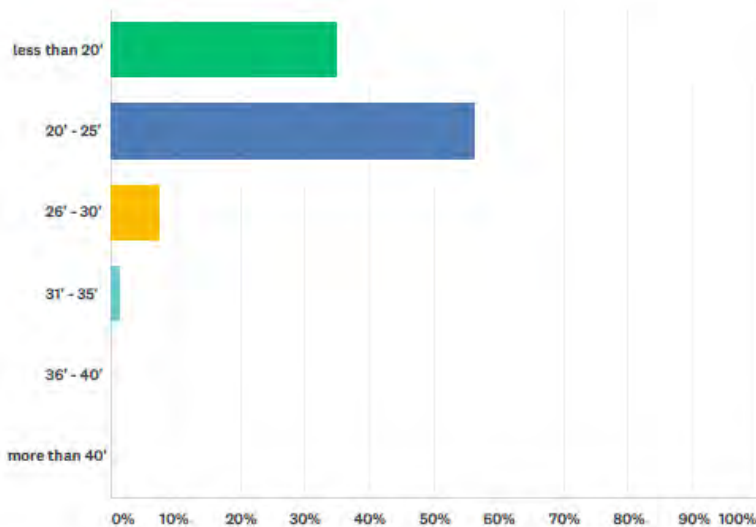
Answered: 269 Skipped: 2



ANSWER CHOICES	RESPONSES	
Spring Shores Marina	35.69%	96
My home/trailer	62.83%	169
Another marina (please specify)	1.49%	4
TOTAL		269

Q9 Please indicate your boat's overall length

Answered: 269 Skipped: 2

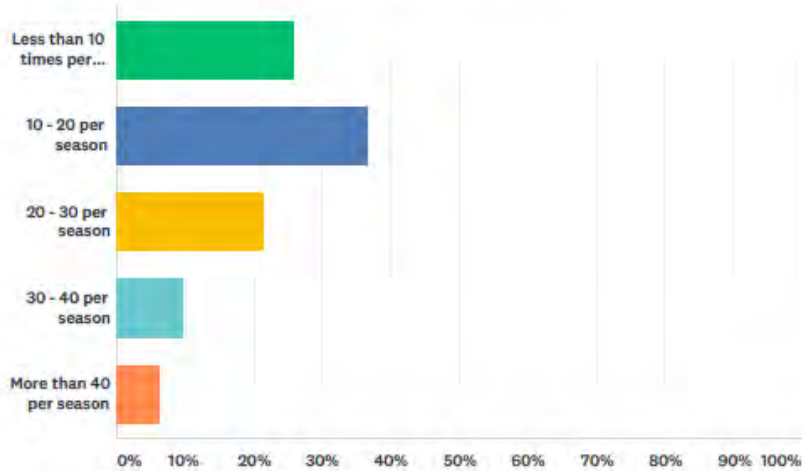


ANSWER CHOICES	RESPONSES	
less than 20'	34.94%	94
20' - 25'	56.13%	151
26' - 30'	7.43%	20
31' - 35'	1.49%	4
36' - 40'	0.00%	0
more than 40'	0.00%	0
TOTAL		269

The survey indicates that over 56% of boaters in the survey own boats in the 10'-25' range, and nearly 35% own boats under 20', which corresponds with the large trailer boating market and existing slip sizes in the marina. Further, this size distribution seems reasonably consistent throughout the facilities studied in the market analysis across the State of Idaho. Demand for boats over 25' remains small, but the survey and anecdotal responses from boaters suggest demand for larger boats is slowly growing.

Q10 How many days per season do you use your boat at Spring Shores Marina?

Answered: 270 Skipped: 1

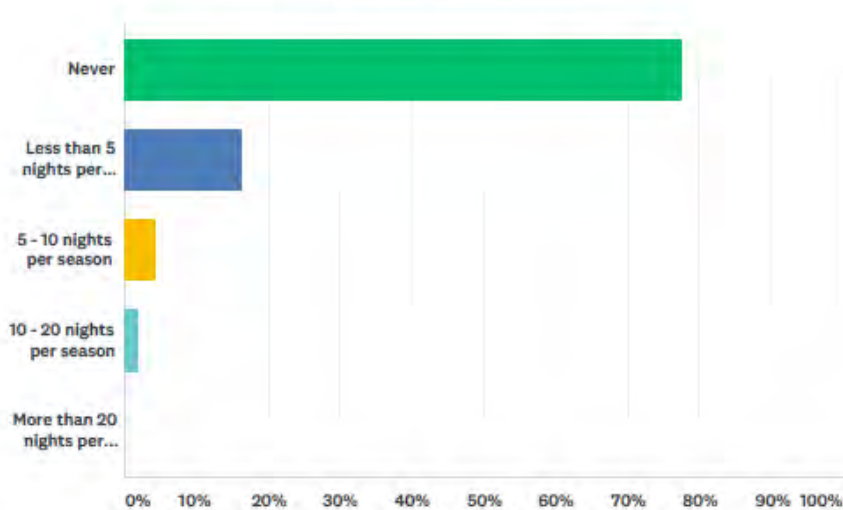


ANSWER CHOICES	RESPONSES	
Less than 10 times per season	25.93%	70
10 - 20 per season	36.67%	99
20 - 30 per season	21.48%	58
30 - 40 per season	9.63%	26
More than 40 per season	6.30%	17
TOTAL		270

With an average Spring Shores Marina boating season of 113 days, or just over 16 weeks, these survey results indicate that 75% of your boaters visit Lucky Peak Marina on average once per week during the boating season. 40% visit the marina nearly twice per week, which is remarkable. This is likely due in large part to the proximity of the facility to Boise, and correlates well with the adage that the larger the boat, the less often it gets used.

Q11 How often do you spend the night on your boat on the docks at Spring Shores Marina?

Answered: 269 Skipped: 2



ANSWER CHOICES	RESPONSES	
Never	77.32%	208
Less than 5 nights per season	16.36%	44
5 - 10 nights per season	4.46%	12
10 - 20 nights per season	1.86%	5
More than 20 nights per season	0.00%	0
TOTAL		269

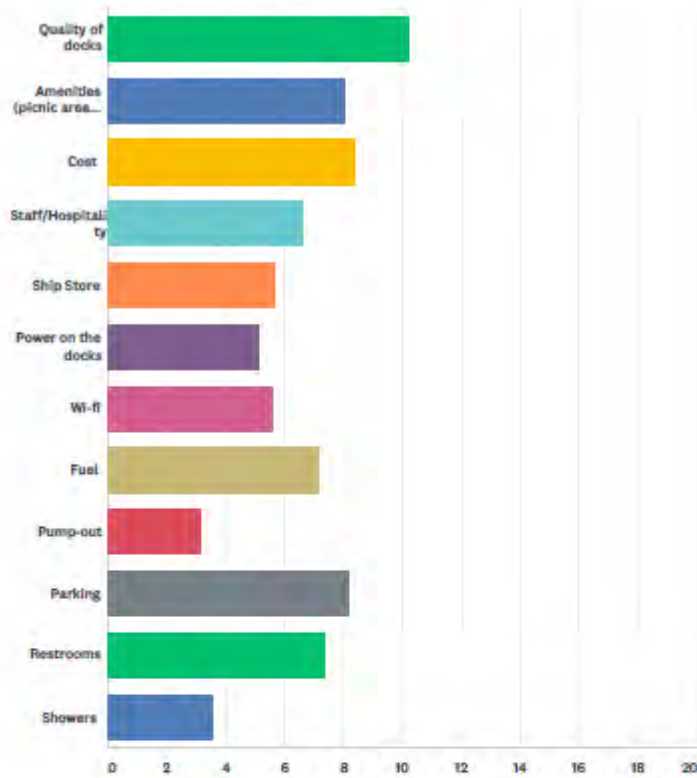
The point of this question was to determine to what extent the marina is being used almost as a cottage, and the results indicate that less than 25% of boaters ever spend the night on their boat at the docks on the marina, and of those that day, most spend less than five nights per summer on their boat at the marina.

This is likely due primarily to the small size of boats in the marina, which may also be a factor of the small slip sizes and lack of shore power and showers in the marina. However, the next questions identify the number of boaters who spend the night on their boat somewhere else in the park other than in the marina, and that number is three times higher (183) than the number of boaters who sleep on their boat at the marina (61). Obviously, there are no amenities or shore power anywhere else on the reservoir, which suggests camping is the primary goal of these boaters.

As it relates to guiding the master plan of the marina, these two questions suggest that overnight stays in the marina and use of the facility as a low cost cottage/resort, are not likely to become a primary driver of demand in the near future as has become the case in many other markets throughout the country. As the population of Boise and Idaho increases in the coming decades, we anticipate this will change as land prices escalate and opportunities for this type of activity decrease over time.

Q13 Please rank the following marina features in order of importance to you:

Answered: 259 Skipped: 12



	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Quality of docks	48.19% 120	17.27% 43	8.43% 21	8.02% 15	6.83% 17	3.61% 9	3.21% 8	1.81% 4	0.40% 1	1.20% 3	1.61% 4	1.61% 4	259
Amenities (picnic areas, play areas, etc)	4.98% 12	21.18% 51	14.52% 35	12.45% 30	10.79% 28	8.71% 21	5.39% 13	6.22% 15	4.56% 11	4.56% 11	4.15% 10	2.49% 6	259
Cost	16.18% 39	13.28% 32	19.50% 47	9.96% 24	7.88% 19	7.88% 19	8.30% 20	3.32% 8	3.73% 9	2.49% 6	1.66% 4	5.81% 14	259
Staff/Hospitality	2.16% 5	5.60% 13	6.90% 16	15.09% 35	8.62% 20	17.67% 41	10.76% 25	10.76% 25	6.03% 14	7.76% 18	6.03% 14	2.59% 6	259
Ship Store	0.87% 2	1.74% 4	3.48% 8	5.65% 13	16.96% 39	9.13% 21	13.04% 30	15.85% 38	13.04% 30	8.70% 20	7.83% 18	3.91% 9	259
Power on the docks	2.64% 6	3.08% 7	3.98% 9	3.52% 8	5.29% 12	9.69% 22	9.89% 22	12.33% 28	17.62% 40	16.30% 37	8.37% 19	7.49% 17	259
Wi-fi	3.42% 8	3.85% 9	6.41% 15	6.84% 16	7.29% 17	7.26% 17	13.68% 32	11.97% 28	12.39% 29	7.69% 18	10.26% 24	8.97% 21	259
Fuel	4.55% 11	8.26% 20	12.40% 30	11.98% 29	12.40% 30	8.89% 21	7.85% 19	11.98% 29	7.85% 19	11.16% 27	2.48% 6	0.41% 1	259
Pump-out	1.77% 4	2.21% 5	1.77% 4	1.77% 4	0.00% 0	1.77% 4	3.54% 8	3.98% 9	16.37% 37	15.04% 34	23.01% 52	28.76% 65	259
Parking	13.77% 34	17.41% 43	12.15% 30	11.34% 28	10.12% 25	6.88% 17	7.29% 18	3.64% 9	4.45% 11	8.10% 20	4.05% 10	0.81% 2	259

Question 13 indicates the following order of importance for marina features to the survey respondents:

1. Quality of Docks
2. Cost
3. Parking
4. Amenities
5. Restrooms
6. Fuel
7. Staff/Hospitality
8. Ship Store
9. Wi-Fi
10. Shore Power on the Docks
11. Showers
12. Pump-Out

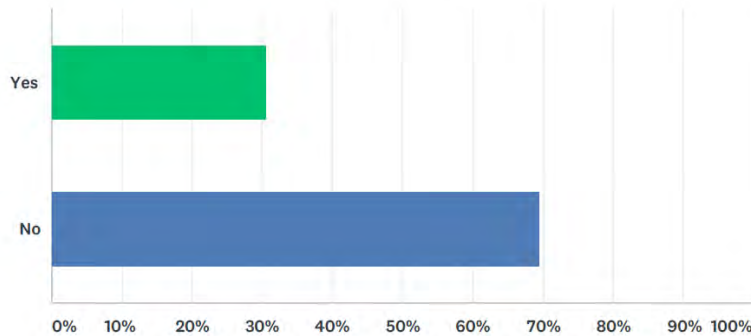
Quality of Docks clearly outpaces all other elements, with over 48% indicating this as the most important criteria. Nothing else comes close in importance, and anecdotal conversations with boaters suggest that wave attenuation is the primary issue affecting dock quality in the current facility.

Following Quality of Docks at being most important (48%) comes Cost and Parking, well down in being most important to only 16% and 14% respectively. This is an important point, which corresponds well with national trends. While cost is always important, it is not nearly as important as the quality of the facility. This suggests that a meaningful percentage of those currently using the marina value the low price, three times more respondents value the quality of the facility more. Parking is not surprisingly very near the top of the list of issues of importance at Spring Shores Marina.

Next in importance are Amenities, Restrooms, Fuel, and Staff Hospitality, all again related very directly with the quality of the facility and the overall experience. Interestingly, Wi-Fi is well down the list in importance, between Shore Power and the Ship's Store, despite the volume of comments on the issue. Rounding out the list are Showers and Pump-Out, which corresponds with the relatively small number of boaters that spend the night on their boats.

Q14 If larger slips were available at Spring Shores Marina, would you consider buying a larger boat?

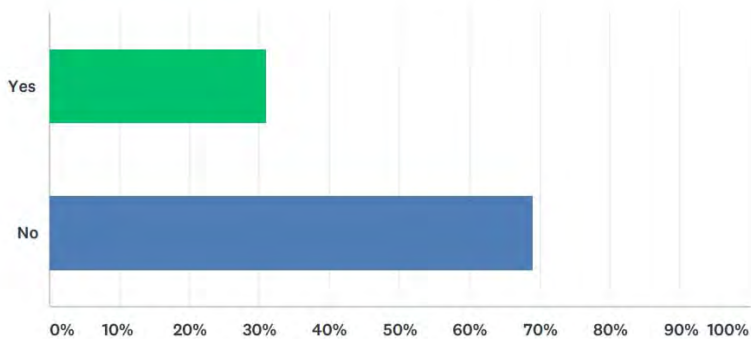
Answered: 269 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	30.48%	82
No	69.52%	187
TOTAL		269

Q15 If shore power was available at Spring Shores Marina, would you consider buying a boat that utilizes shore power?

Answered: 268 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	30.97%	83
No	69.03%	185
TOTAL		268

Questions 14 and 15 explore the level of interest in larger slips than are currently offered, along with shore power demand that is generally associated with larger slips. While only one third of respondents indicated interest in larger slips, that number still includes over 80 boaters, which is a significant segment of the market. This suggests that a market for an increase in size of at least 25% of the existing slips exists.

Question 16 asked respondents to identify the single most important improvement that could be made to Spring Shores Marina to make it more desirable to them. We received 236 responses to this question, all of which are listed in the full survey document in the appendices of this report. In summary, the issues raised fell most often into the following categories:

Number, Size, and Quality of the Slips

More than 70 of the comments were related to the total number slips, the size of the slips, or the quality of the slips. There is a great deal of frustration among those on the waiting list, many of whom have been waiting for years. By far, increasing the number of slips was the most important item listed in response to this question. Many comments mentioned the number of boats that are too large for their slips, and the damage and frustration this can cause.

Parking

After requesting more slips, the next most commented on item was increasing parking and/or improving vehicular circulation and access to the facility. Nearly 50 comments associated with parking were received.

Wave Attenuation

Nearly 25 comments were received relative to reducing wave action in the marina and/or adding a floating wave attenuator to improve the quality of experience in the marina. Many comments indicated boats were being damaged by waves.

Overcrowding

The only other subject to be mentioned fifteen times or more was the crowding on the lake. Many of these respondents suggested that increasing parking or the number of slips would actually make the lake less safe and less desirable. We believe a reservoir wide use study may be needed to explore this issue in detail. Any attempt to manage this issue must include all access points to the reservoir or demand will simply be displaced from one place to another on the reservoir.

Other

Eight other items were mentioned by 5-10 respondents, including:

- Extend the length of the boating season
- Improve the cleanliness of the facility and address the goose issues
- Expand Camping and RV Parking
- Add a Restaurant and/or Bar
- Improve Law Enforcement
- Add Cell Phone Service and Improve Wi-Fi
- Increase the Length of the Boat Launches
- Enhance Fishing Opportunities

Remaining topics included swimming, showers, shore power, and cost.

Question 17 asked survey respondents to indicate their home City. Not surprisingly, more than two thirds indicated they live in Boise. A full list is included in the appendices of this report.

Questions 18 through 21 asked respondents to provide comments on the four concept plans that were presented at Public Meeting Two and included in the survey. These concepts and the response to them follow in the next section.

CONCEPT DEVELOPMENT

We recommend an approach where Spring Shores Marina is improved in phases over time to address the concerns outlined in survey and through the public meeting process. All improvements to the facilities we propose can be completed in incremental phases, and we recommend measured incremental improvements be coupled with reasonable rate increases so existing customers perceive the increased values. New customers could be charged new higher rates from the start.

CONCEPT A

Concept A is a relatively modest approach built around the idea of bringing the existing facilities up to current standards by relocating the existing finger piers to provide wider spacing to better accommodate newer, wider boats. Some fingers would be replaced with new, longer finger piers, and relocated finger piers would be added to the fuel dock. The dock connections would be upgraded by replacing the existing internal rubber spacers and bolts, and the existing fendering would be replaced throughout. This concept also expands parking by paving and making more efficient use of the southwest gravel overflow area. The fuel system would be upgraded with new utilities and appropriate electrical safety systems. The floating docks would be made ADA compliant through the replacement of at least one gangway with an 80' long compliant gangway. The existing anchorage system would be replaced and upgraded.

Pros:

- Relatively simple, incremental improvements that can be easily phased
- Lowest cost overall

Cons:

- No increase in the number of slips, and a few slips are actually lost
- No wave attenuation to protect the boats or slips

Spring Shores Marina at Lucky Peak State Park					
Concept A					
Item No.	Description	Quantity	Unit	Unit Cost	Total Cost
1	Mobilization & General Conditions	1	LS	\$ 80,000.00	\$ 80,000.00
2	Abutment Demolition	1	LS	\$ 3,000.00	\$ 3,000.00
3	Anchoring System Upgrade	7	EA	\$ 50,000.00	\$ 350,000.00
4	Finger Pier Relocation	134	EA	\$ 400.00	\$ 53,600.00
5	Fendering	11820	LF	\$ 8.00	\$ 94,560.00
6	Building Renovation	1	LS	\$ 150,000.00	\$ 150,000.00
7	Well Pumping Capacity Increase	1	LS	\$ 50,000.00	\$ 50,000.00
8	Asphalt Parking Lot Expansion	41000	SF	\$ 5.00	\$ 205,000.00
9	Offsite Parking Lot	1	LS	\$ 125,000.00	\$ 125,000.00
10	80' ADA Gangway & Abutment	1	LS	\$ 70,000.00	\$ 70,000.00
				Base Plan Subtotal	\$ 1,181,160.00
				Design and Contingency (20%)	\$ 236,232.00
				Base Plan Total	\$ 1,417,392.00



Earth

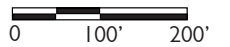


Spring Shores Marina @ Lucky Peak State Park

Boise, Idaho

Concept A

June 8, 2019



CONCEPT B

Concept B builds on the improvements outlined in Concept A and proposes to increase the capacity of the marina by approximately 100 slips to 402 total by adding two new sets of piers with 25' and 30' finger piers. The existing piers that are replaced by the new piers would be added to the ends of the existing docks, so all are a consistent length. A floating wave attenuator is proposed, which could be connected to the fuel dock to provide additional broadside mooring and short term mooring for trailer launched boats. Parking is expanded to the southwest as proposed in Concept A, and additional overflow shuttle parking is proposed to accommodate additional parking demand.

Pros:

- Relatively simple, incremental improvements that can be easily phased
- Moderate cost that can be implemented in phases
- Adds approximately 100 slips
- Provides Wave Attenuation
- Provides the majority of improvements requested by boaters

Cons:

- Some may feel the increase in slips is a negative

Spring Shores Marina at Lucky Peak State Park						
Concept B						
Item No.	Description	Quantity	Unit	Unit Cost	Total Cost	
1	Mobilization & General Conditions	1	LS	\$ 320,000.00	\$ 320,000.00	
2	Abutment Demolition	3	EA	\$ 3,000.00	\$ 9,000.00	
3	New Abutments	4	EA	\$ 15,000.00	\$ 60,000.00	
4	Utility Connections/Supplies	1	LS	\$ 20,000.00	\$ 20,000.00	
5	Finger Pier Relocation	134	EA	\$ 400.00	\$ 53,600.00	
6	Fuel System Relocation	1	LS	\$ 92,000.00	\$ 92,000.00	
7	Anchoring System Upgrade	8	EA	\$ 50,000.00	\$ 400,000.00	
8	Fendering	11820	LF	\$ 8.00	\$ 94,560.00	
9	Building Renovation	1	LS	\$ 150,000.00	\$ 150,000.00	
10	Well Pumping Capacity Increase	1	LS	\$ 50,000.00	\$ 50,000.00	
11	Asphalt Parking Lot Expansion	41000	SF	\$ 5.00	\$ 205,000.00	
12	Offsite Parking Lot	1	LS	\$ 125,000.00	\$ 125,000.00	
13	80' ADA Gangways & Abutments	2	EA	\$ 70,000.00	\$ 140,000.00	
14	New Floating Pier Construction	12875	SF	\$ 70.00	\$ 901,250.00	
15	Floating Wave Attenuator	18804	SF	\$ 100.00	\$ 1,880,400.00	
16	Marine Electrical	50	EA	\$ 3,300.00	\$ 165,000.00	
17	Marine Water	50	/SLIP	\$ 880.00	\$ 44,000.00	
18	Dry Fire Standpipe	50	/SLIP	\$ 880.00	\$ 44,000.00	
Base Plan Subtotal					\$ 4,753,810.00	
Design and Contingency (20%)					\$ 950,762.00	
Base Plan Total					\$ 5,704,572.00	



334 SLIPS @ 25'
 68 SLIPS @ 30'
 2,600 LF BROADSIDE
 402 SLIPS TOTAL

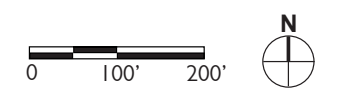


Spring Shores Marina @ Lucky Peak State Park

Boise, Idaho

Concept B

June 8, 2019



CONCEPT C

Concept C proposes an expansion similar to Concept B, but provides more cost-effective ADA compliance by reducing the total number of gangways to three, and connecting multiple docks to fewer gangways through the use of connecting floating docks. Parking is expanded and shuttle service proposed similar to Concept B.

Pros:

- Relatively simple, incremental improvements that can be easily phased
- Moderate cost that can be implemented in phases
- Adds approximately 100 slips

Cons:

- Some may feel the increase in slips is a negative
- No Wave Attenuation

Spring Shores Marina at Lucky Peak State Park					
Concept C					
Item No.	Description	Quantity	Unit	Unit Cost	Total Cost
1	Mobilization & General Conditions	1	LS	\$ 330,000.00	\$ 330,000.00
2	Abutment Demolition	5	EA	\$ 3,000.00	\$ 15,000.00
3	Gangway Demolition	5	EA	\$ 1,000.00	\$ 5,000.00
4	New Abutment	3	EA	\$ 15,000.00	\$ 45,000.00
5	Utility Connections/Supplies	1	LS	\$ 20,000.00	\$ 20,000.00
7	Anchoring System Upgrade	8	EA	\$ 50,000.00	\$ 400,000.00
8	Finger Pier Relocation	134	EA	\$ 400.00	\$ 53,600.00
9	Fendering	11820	LF	\$ 8.00	\$ 94,560.00
10	Building Renovation	1	LS	\$ 150,000.00	\$ 150,000.00
11	Well Pumping Capacity Increase	1	LS	\$ 50,000.00	\$ 50,000.00
12	Asphalt Parking Lot Expansion	41000	SF	\$ 5.00	\$ 205,000.00
13	Offsite Parking Lot	1	LS	\$ 125,000.00	\$ 125,000.00
14	80' ADA Gangways & Abutment	3	EA	\$ 70,000.00	\$ 210,000.00
15	Floating Pier Construction	9505	SF	\$ 70.00	\$ 665,350.00
Base Plan Subtotal					\$ 2,368,510.00
Design and Contingency (20%)					\$ 473,702.00
Base Plan Total					\$ 2,842,212.00



324 SLIPS @ 25'
66 SLIPS @ 30'
390 SLIPS TOTAL



Spring Shores Marina @ Lucky Peak State Park

Boise, Idaho

Concept C

June 8, 2019



CONCEPT D

Concept D explores a much larger expansion of the marina to bring the total slip count to 546, nearly doubling the existing facility. This concept rotates the slips 90 degrees to improve comfort in higher wave conditions, as well as adding a floating wave attenuator with finger piers. Parking is expanded and shuttle service proposed similar to Concept B.

Pros:

- More than doubles the capacity of the marina
- Provides Wave Attenuation
- Provides the majority of improvements requested by boaters

Cons:

- Some may feel the increase in slips is a negative
- Highest Cost
- Envisions complete replacement of the floating dock infrastructure
- Single Entry Point

Spring Shores Marina at Lucky Peak State Park						
Concept D						
Item No.	Description	Quantity	Unit	Unit Cost	Total Cost	
1	Mobilization & General Conditions	1	LS	\$ 434,000.00	\$ 434,000.00	
2	Abutments Demolition	6	EA	\$ 3,000.00	\$ 18,000.00	
3	Gangway Demolition	6	EA	\$ 1,000.00	\$ 6,000.00	
4	Floating Pier Demolition	31800	SF	\$ 15.00	\$ 477,000.00	
5	Utility Connections/Supplies	1	LS	\$ 20,000.00	\$ 20,000.00	
6	Anchoring System Upgrade	8	EA	\$ 50,000.00	\$ 400,000.00	
7	Building Renovation	1	LS	\$ 150,000.00	\$ 150,000.00	
8	Well Pumping Capacity Increase	1	LS	\$ 50,000.00	\$ 50,000.00	
9	Asphalt Parking Lot Expansion	41000	SF	\$ 5.00	\$ 205,000.00	
10	Offsite Parking Lot	1	LS	\$ 125,000.00	\$ 125,000.00	
11	80' ADA Gangways	1	EA	\$ 70,000.00	\$ 70,000.00	
12	Floating Pier Construction	41280	SF	\$ 70.00	\$ 2,889,600.00	
13	Floating Wave Attenuator	16300	LS	\$ 100.00	\$ 1,630,000.00	
14	Marine Electrical	50	EA	\$ 3,300.00	\$ 165,000.00	
15	Marine Water	50	/SLIP	\$ 880.00	\$ 44,000.00	
16	Dry Fire Standpipe	50	EA	\$ 880.00	\$ 44,000.00	
				Base Plan Subtotal		\$ 6,727,600.00
				Design and Contingency (20%)		\$ 1,345,520.00
				Base Plan Total		\$ 8,073,120.00



442 SLIPS @ 25'
104 SLIPS @ 30'
1,700 LF BROADSIDE
546 SLIPS TOTAL

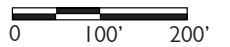


Spring Shores Marina @ Lucky Peak State Park

Boise, Idaho

Concept D

June 8, 2019



CONCEPT MASTER PLAN

Based on the feedback received on the concept plans, both in the survey and at the public meeting held at the marina on June 7, 2019, we recommend proceeding with further development and implementation of the Concept Master Plan, which is based largely on Concept B. Concept B was clearly the preferred solution, providing proper spacing of slips while reusing nearly every existing element in the marina. A moderate increase in the number of slips to 410 addresses the demand for more slips without expanding the facility too much. We anticipate that the increase in slips will have a positive impact on the traffic and congestion by decreasing the number of boaters whose only option currently is to use the boat launches.

The Concept Master Plan utilizes the existing seven main piers and extends the length of the existing piers to accommodate proper slip widths. The central fuel dock is extended and provides access to the floating wave attenuator, which now provides up to 104 additional slips up to 30' in length. The fuel dock is relocated to the floating wave attenuator, which provides protection for the boats and existing marina infrastructure, as well as providing significant additional mooring capacity for short term "shopper docks" for use by boat launch users who will now have the opportunity to make better use of the landside amenities during the day while boating. Navigational safety is greatly improved, and conflicts reduced.

Parking is addressed by the addition of an off-site shuttle solution that protects the character of the marina. We propose sharing the Fish and Game check station site just west of the marina on Highway 21 for the off-site shuttle lot, and implementation of temporary construction zone style stop lights to briefly stop traffic on west bound East Shore Road to allow the shuttle to quickly pass backed up vehicle traffic into the marina. This approach is by far the lowest cost solution to parking at the marina, while avoiding overbuilding parking on site. The Fish and Game check station is generally unused during the boating season.

Spring Shores Marina at Lucky Peak State Park						
Concept Master Plan						
Item No.	Description	Quantity	Unit	Unit Cost	Total Cost	
1	Mobilization & General Conditions	1	LS	\$ 320,000.00	\$ 320,000.00	
2	Abutment Demolition	0	EA	\$ 3,000.00	\$ -	
3	New Abutments	0	EA	\$ 15,000.00	\$ -	
4	Utility Connections/Supplies	1	LS	\$ 20,000.00	\$ 20,000.00	
5	Finger Pier Relocation	134	EA	\$ 400.00	\$ 53,600.00	
6	Fuel System Relocation	1	LS	\$ 92,000.00	\$ 92,000.00	
7	Anchoring System Upgrade	8	EA	\$ 50,000.00	\$ 400,000.00	
8	Fendering	11820	LF	\$ 8.00	\$ 94,560.00	
9	Building Renovation	1	LS	\$ 150,000.00	\$ 150,000.00	
10	Well Pumping Capacity Increase	1	LS	\$ 50,000.00	\$ 50,000.00	
11	Asphalt Parking Lot Expansion	41000	SF	\$ 5.00	\$ 205,000.00	
12	Offsite Parking Lot	1	LS	\$ 125,000.00	\$ 125,000.00	
13	80' ADA Gangways	2	EA	\$ 70,000.00	\$ 140,000.00	
14	New Floating Pier Construction	12750	SF	\$ 70.00	\$ 892,500.00	
15	Floating Wave Attenuator	15000	SF	\$ 100.00	\$ 1,500,000.00	
16	Marine Electrical	50	EA	\$ 3,300.00	\$ 165,000.00	
17	Marine Water	50	/SLIP	\$ 880.00	\$ 44,000.00	
18	Dry Fire Standpipe	410	/SLIP	\$ 880.00	\$ 360,800.00	
Base Plan Subtotal						\$ 4,612,460.00
Design and Contingency (20%)						\$ 922,492.00
Base Plan Total						\$ 5,534,952.00

CONCEPT MASTER PLAN PHASING

If constructed as a single phase, we would anticipate a total construction cost of approximately \$5,535,000. However, the Concept Master Plan has been designed to facilitate phased implementation over time as demand warrants.

Phase One of the improvements should begin by implementing the program defined in Concept A at a cost of approximately \$1.15 million over a period of one to three years as needed. This program includes (in order of recommended priority):

- Relocation and proper spacing of existing fingers, replacement of dock connections, fendering, and anchorage system, and two ADA Compliant Gangways (approx. \$860k)
- Parking Lot Expansion and off-site parking solution (approx. \$450k)

Future phases of the improvements could include:

- Additional Floating Docks and Fuel System Relocation (approx. \$1.25m)
- Well Capacity Increase and Building Renovation (approx. \$250k)
- Floating Wave Attenuator (approx. \$2m)
- Marina Utilities (approx. \$750k)



Spring Shores Marina at Lucky Peak State Park

Boise, Idaho

Concept Master Plan

January 31, 2019



STATIC FINANCIAL ASSESSMENT

The financial success of a marina must consider revenue, cash flow, construction costs, and operational expenses. The following economic assessments provide a static one-year analysis at stabilization (generally 3-5 years after major renovations), for various potential rate structures, and assumes that the IDPR will implement the following assumptions:

Revenue / Cash Flow

Revenues included as part of this income analysis are based solely on seasonal rental rates. Revenues for fuel sales, service, winter storage, and other revenue sources are excluded except where noted separately.

Occupancy

We anticipate a conservative occupancy of 95% upon stabilization of the improved marinas for the purposes of this analysis. Your current occupancy is 100% with an extensive waiting list, so this is quite realistic.

Construction Costs

Construction costs for the marina include mobilization/demolition, expansion of docks, utilities, site work, and contingency. We have prepared a concept level construction cost estimate for each concept, described in detail above.

Operational Costs

Operational expenses for marinas generally range between 30% and 55% of gross revenues. The range accounts for differences in services provided, labor and benefit costs, age of facilities, maintenance requirements, and size of the facility (size and services offered being the largest factors). The specific operational elements typically covered in this category include marina specific activities for slip services, launch/haul-out, cleaning, maintenance, dock hands, small marina pools, etc. Specific elements not covered in this category include expenses for restaurants, yacht clubs, and boat services such as mechanical, painting, fiberglass, repairs, etc.

We anticipate that the operating expenses for the facility will be lower as a percentage as the rates approach market value, however we are using 40% of gross revenues as a reasonably conservative factor. For comparison, operational expenses at similar marinas follow:

Insurance:	2%-2.5%
Maintenance:	3%-10% (varies widely with age of facility)
Utilities:	5%-10%
Administration:	5%-10%
Wages:	15%-25%

Debt Funding Analysis

The static analysis will identify anticipated net revenues after operational expenses. For the purposes of determining if the project is financially viable, we estimate the amount of funding that could be supported by the net revenue if financed through a revenue bond at 4% over a 20-year period. Interest rates remain low, and many entities can obtain financing at rates closer to 3%, but we believe 4% is a more conservative and appropriate for planning purposes. The lifespan of the proposed marina infrastructure is 25-35 years, so again the 20-year period is conservative and appropriate.

RATE STRUCTURE ANALYSIS

For the purposes of the following analyses, we are assuming the existing marina exists on something close to a break-even basis, meaning incoming slip fees and lease revenues are essentially sufficient to cover existing maintenance and operational expenses without generating sufficient additional revenue to cover significant new capital improvements or expansion.

Option A - Existing Rate Structure

The proposed rates in this option maintain the existing approximate rate of \$31 per linear foot. If the marina is expanded to provide the additional 112 slips proposed, the additional revenue generated would be \$82,336 after accounting for 20% in additional incremental operational expenses.

Additional Slips at Current Rates

Slip Size	Seasonal LF/Year	Yearly Slip Fee	Number of Slips	Seasonal Occupancy	Yearly Gross Revenue
25	\$31.00	\$775	8	100%	\$6,200
30	\$31.00	\$930	104	100%	\$96,720
Gross Revenue:					\$102,920
Incremental Operational Expenses at 20%:					\$20,584
Yearly Net Revenue:					\$82,336

This revenue would be sufficient to support approximately \$1,130,000 in construction costs if funded by a revenue bond at 4% over 20 years. The minimum cost to construct the additional slips and floating wave attenuator necessary to generate the revenues outlined above would be approximately \$3.25 million, so significant additional funding sources would be required. This excludes renovations to the existing facility and renovation of the existing parking area and construction of the parking lot expansion.

Option B – 150% Existing Rate Structure

If we simply increase the rates on the existing slips by 50% over the existing rate structure and do not add any new docks, the additional revenue would be approximately \$118,300 additional per year as shown below:

Proposed Incremental Increase Value on Existing Slips

Slip Size	Seasonal LF/Year	Yearly Slip Fee	Number of Slips	Seasonal Occupancy	Yearly Gross Revenue
20	\$19.00	\$380	230	100%	\$87,400
25	\$18.00	\$450	63	100%	\$28,350
30	\$17.00	\$510	5	100%	\$2,550
Gross Revenue:					\$118,300
Incremental Operational Expenses at 0%:					\$0
Yearly Net Revenue:					\$118,300

There are no additional operational expenses since this only assumes we are increasing the price of the existing slips. For reference, \$118,300 per year would be sufficient to service the debt on \$1,620,000 in construction utilizing a revenue bond at 4% over 20 years (similar to the initial funding strategy for the existing docks from 1996). This is sufficient to cover the total cost of the improvements described in Concept A, or Phase One of the Concept Master Plan. In other words, assuming there are no additional funding sources for capital improvements to the marina, covering the cost of the basic upgrades to the marina and parking that are needed would require an increase of the current slip fees of roughly 50%.

If we expand the marina by roughly 112 slips as proposed in the Concept Master Plan, we would generate approximately \$132,320 in additional revenues utilizing the proposed 50% increase over the existing slip fee structure, as shown on the analysis below:

Additional Slips at 150% Current Rates

Slip Size	Seasonal LF/Year	Yearly Slip Fee	Number of Slips	Seasonal Occupancy	Yearly Gross Revenue
25	\$47.00	\$1,175	8	100%	\$9,400
30	\$50.00	\$1,500	104	100%	\$156,000
Gross Revenue:					\$165,400
Incremental Operational Expenses at 20%:					\$33,080
Yearly Net Revenue:					\$132,320

For reference, \$132,320 per year would be sufficient to service the debt on \$1,820,000 in construction utilizing a revenue bond at 4% over 20 years. The total cost of the slip expansion proposed in the Concept Master Plan is approximately \$3.25 million, so this approach would generate funds sufficient to cover roughly 56% of the proposed new slips. (Note, we have incorporated a 20% operational expense in this analysis, since we are increasing the number of slips by 112. It is likely that this budget, over and above the existing staff, may be more than is needed depending on current staffing levels.)

Option C – Existing Private Rate Structure

If we simply matched the average slip rates charged by the private marina facilities in the study, slip rates would increase to \$75-\$80 per linear foot depending on slip size. The additional revenue generated would be \$274,450.

Proposed Incremental Increase Value on Existing Slips

Slip Size	Seasonal LF/Year	Yearly Slip Fee	Number of Slips	Seasonal Occupancy	Yearly Gross Revenue
20	\$43.00	\$860	230	100%	\$197,800
25	\$44.00	\$1,100	63	100%	\$69,300
30	\$49.00	\$1,470	5	100%	\$7,350
Gross Revenue:					\$274,450
Incremental Operational Expenses at 0%:					\$0
Yearly Net Revenue:					\$274,450

There are no additional operational expenses since this only assumes we are increasing the price of the existing slips. For reference, \$274,450 per year would be sufficient to service the debt on \$3,750,000 in construction utilizing a revenue bond at 4% over 20 years.

If we expand the marina by roughly 112 slips as proposed in the Concept Master Plan, we would generate approximately \$211,680 in additional revenues utilizing the existing private rate slip fee structure, as shown on the analysis below:

Additional Slips at Private Rates

Slip Size	Seasonal LF/Year	Yearly Slip Fee	Number of Slips	Seasonal Occupancy	Yearly Gross Revenue
25	\$75.00	\$1,875	8	100%	\$15,000
30	\$80.00	\$2,400	104	100%	\$249,600
Gross Revenue:					\$264,600
Incremental Operational Expenses at 20%:					\$52,920
Yearly Net Revenue:					\$211,680

For reference, \$211,680 per year would be sufficient to service the debt on \$2,900,000 in construction utilizing a revenue bond at 4% over 20 years. The total cost of all renovations proposed in the Concept Master Plan for Spring Shores Marina is approximately \$5,535,000. If Spring Shores Marina charged rates equal to the average existing private marina rates, the facility would generate revenues sufficient to fund construction costs in the amount of \$6,650,000, or \$1,115,000 more than required to fund the improvements. If Spring Shores Marina were to be operated as a private, for profit facility – meaning it would need to generate all revenues needed to construct and operate the facility, plus a reasonable profit – it would need to charge something very close to the average rates charged by the private facilities (possibly a bit more, since this analysis does not include land costs). In other words, the actual market rate needed to operate the marina in a financially self-sufficient marina is very close to the existing private rates. A private facility would determine these rates by continually increasing rates year over year until occupancy drops below 95%-100%, which indicates the actual market value of the slips at a given point in time.

Financial Analysis Summary

In summary, the existing rate structure at approximately \$31 per linear foot is not sufficient to cover the cost of the basic improvements needed for the existing facility without supplemental capital funding. Increasing the rates by approximately 50% would generate sufficient revenue to cover the cost of the basic improvements needed, but not the total cost of the expanded facility, which suggests that an average slip rate of approximately \$45 per linear foot is close to the actual breakeven cost of operating and maintaining the existing slip infrastructure without supplemental capital funding. This higher rate is sufficient to cover approximately 56% of the proposed marina expansion costs in addition to all of the basic improvements, which means supplemental capital funding in the amount of approximately \$1.45 million would be needed. As noted, this rate structure would only work for a public entity which does not have to account for land costs.

In order to fully fund all proposed improvements on a long term financially self-sufficient basis, it would be necessary to charge rates at or very close to the existing average rates charged by private marinas.

IMPLEMENTATION CONSIDERATIONS

We recommend that improvements to the marinas be constructed in phases that can be completed during the off season to minimize the impact on the boating season to the extent possible. We recommend prioritizing improvements and/or new amenities that help support higher slip rates, such as Wi-Fi, improved restrooms, showers, parking, etc. The next priority would be improvements that expand revenue generating capacity, such as adding additional docks in key underserved slip sizes.

Immediate Improvements

Obviously, the priorities outlined above are not cast in stone, and we believe it makes sense to identify a series of “low hanging fruit” elements that can be implemented quickly for the 2020 boating season at relatively low cost and without lengthy permitting delays. These include:

- **Wave Attenuation:** Due to the cost of the floating wave attenuation system, we recommend consideration of alternate management strategies on the lake to reduce wave action and boater conflicts. One program that could be considered is either expansion of no wake zones, or defined hours for high speed boating. In many lakes across the country, local rules are established limiting high speed boating on the lake to certain hours of the day, usually 11am to 7:30pm or something similar. This leaves the lake calm and more pleasant for paddle craft and fishing early in the day and later in the evening, while still leaving the prime hours of the day open for high speed boating, wakeboarding, tubing, etc.
- **Wi-Fi:** High speed Wi-Fi networks have become nearly standard at all high-quality marinas, and we recommend installation of Wi-Fi if possible. Implementation of Wi-Fi systems in marinas can be somewhat challenging due to the spread-out nature of marinas, and Wi-Fi signals can be impacted by sailboat masts and large boats. We recommend engaging a specialist marina Wi-Fi provider who will handle all physical infrastructure and IT support for a monthly fee you can pass along to your boaters. If there is a problem with the system, you contact the vendor and they manage it and make the repairs so IDPR will not have to hire and/or train an IT specialist. Jabba Communications and Beacon Marina Wi-Fi are two of the largest providers.
- **Marina Management Software:** Modern marina management software systems can support every aspect of the IDPR marina operations, including slip leasing, service, retail, fuel, and transient scheduling. Of the many available options on the market, MarineOffice by Scribble Software stands out. Providing seamless integration with Quickbooks Accounting software and industry specific capabilities, including a comprehensive base package with additional specific modules to add on, MarineOffice can improve management results at a reasonable initial financial commitment. A truly useful marina management software system fully integrates with accounting programs such as Quickbooks. Other systems can work with accounting systems but require input/export to align customer lists and billing. MarineOffice offers universal customer lists and real-time Quickbooks integration.
 - One module offers up to six custom interactive maps for facility and account management. Slips, dry storage and property rentals can all be mapped and tracked.
 - Billing cycles and output can be customized for user types.
 - Reservations and contracts can be quickly completed with base module capabilities.

- Retail Point-of-Sale capabilities for ship store, mechanically metered fuel or basic boat yard services is also included.

Creating value for management, staff and end users is the primary goal when implementing marina management software. Successful marina properties remain flexible when responding to market demands and trends. Managing those varied services or changing products consistently and efficiently with a comprehensive program is ideal, as follows:

- Although all IDPR marina properties could be managed through one basic module, industry standards indicate one basic module for each property streamlines and clarifies accounting and billing. Basic module with one user - \$3,800
- Implement three users for specific business components for minimal cost. Designate separate users for slips, dry storage, parking, or boat launch fees. Basic module with three users - \$4,600
- Add a fuel module for increased fuel management, including POS and house account billing integration. This module includes hardware, installation on-site services and software - \$10,000
- Others modules or mobile apps are available for specific or expanded management needs or customer use such as boat rentals, boat yard services, metering utilities, online bill pay and others.
- Bathroom Improvements: While complete reconstruction or renovation is likely not feasible before the 2020 boating season, anything that can be done to make them as nice as possible will be appreciated by your customers. We recommend focusing on simple things like a fresh coat of paint, as well as updating all the elements that the boaters touch. This would include door hardware, light switches, faucets and fixtures, shower curtains, and toilet seats. Nice quality lighting and mirrors always helps.
- Simple Amenities: Adding or updating simple elements like grills, bench seating, recycling bins, play facilities, and/or sand volleyball could make an immediate difference at relatively low cost.
- Boater Events: We recommend hosting regular events for your boaters, such as a boating season kick-off grill out, National Marina Day events, and weekly parties. If you decide to take the next step in making significant improvements to your facilities, we recommend engaging your boaters in a workshop to gauge their interest in various elements. This will help guide your improvements and establish priorities.

Priority Long Term Investments

Docks, Wave Attenuation, Electrical Systems, and Accessibility

As described above, we believe your highest priority long term investments should be completing the slip expansion project and adding the floating wave attenuator, followed by the addition of electrical and potable water in portions of the marina.

While it is possible to upgrade your electrical system without making any changes to your dock system, we recommend moving towards a more modern approach where the electrical and other utilities are integrated into the dock infrastructure. This approach also allows for easier maintenance and upgrades as the infrastructure is more accessible as part of the docks.

Overall Improvement Strategy / Next Steps

However desirable it may be to implement a complete overhaul of a marina all at once, that is rarely a practical approach. It is possible, however, to consider a complete overhaul of major components, which can be a much more cost-efficient approach if funding is available.

The next steps moving forward with implementation include the following:

Detailed Site Master Plan / Preliminary Engineering / Permitting

The Detailed Site Master Plan builds on the work completed herein to refine the specific details within the marina to determine in detail the precise number of slips, sizes, design details, utility infrastructure, site infrastructure, etc. This plan is prepared in close collaboration with operational staff, and the level of design and details advanced to approximately the 30% engineering level. This level of detail is sufficient to identify construction costs with much greater accuracy, and also is sufficient to complete the Joint Permit Application to US Army Corps of Engineers (USACE) and State of Idaho. The final design nearly always changes as a result of the permit review process, and we therefore suggest completing this process before proceeding with final engineering.

Final Engineering

Upon completion of the permitting process, we proceed with Final Engineering. This process results in documents suitable for construction by internal staff or more likely for bidding by outside contractors. The Design Build approach, or IDPR utilizing internal staff, requires less design detail upfront as many of the issues are worked out collaboratively in the field. The project can be bid in phases or as a single project.

The project is then constructed per the design drawings during the off season, and the operational strategies outlined above related to slip pricing and operations are implemented.

Appendix



Spring Shores Marina at Lucky Peak State Park Marina Condition Assessment

February 3, 2020



**SPRING SHORES MARINA
LUCKY PEAK STATE PARK
MARINA CONDITION ASSESSMENT**

February 3, 2020

Prepared by:
Edgewater Resources, LLC

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PURPOSE

This report is intended to provide an evaluation of the existing conditions of Spring Shores Marina at Lucky Peak State Park to help Idaho Department of Parks & Recreation (IDPR) identify and prioritize facility improvements along with any apparent potential safety hazards.

FACILITY LOCATION

Spring Shores Marina at Lucky Peak State Park is located on the north shore of Lucky Peak Reservoir approximately 12 miles east of downtown Boise. The site is approximately twenty miles driving distance from the center of Boise, within a 30-45 minute drive of the 217,000 residents of Boise and within an hour's drive of the 620,000 residents of the Boise-Nampa Metropolitan Area. The Boise-Nampa Metropolitan area is the third most populous metro area in the Pacific Northwest after Seattle and Portland, according to World Population Review statistics.

Its location just a few miles east of Boise makes the facility highly accessible and very popular with local residents, which also contributes to what some boaters perceive as the overuse of the facility and the reservoir overall.

EXECUTIVE SUMMARY

Spring Shores Marina at Lucky Peak State Park is owned and operated by IDPR as a seasonal marina and boating access site. The facility is located on land leased from the United States Army Corps of Engineers, who manage and maintain the reservoir.

The existing dock facilities were constructed in 1996 and, while in need of maintenance, are in remarkably good condition considering their age. The slip sizes and spacing are now generally too short and narrow for many of the modern boats present in the facility, but the docks remain functional. While fuel is offered, no electrical or potable water utilities are provided at the docks, and the access gangways are not currently compliant with ADA requirements for recreational boating facilities. Two boat launches are provided, one on either side of the marina facility, as well as a separate pump-out dock and floating docks for a community sailing program. Landside amenities include paved parking, picnic areas, restrooms, and a boater services building housing the marina staff, grill, convenience/boater store, and boat rental operations.

The density of use on the reservoir, combined with the linear nature of the waterway, makes for a challenging wave climate within the marina facility. The boat wakes create significant movement of both docks and boats within the marina, sometimes resulting in damage to both, and negatively affecting the lifespan of the docks and boater comfort.

The length of the boating season at Spring Shores Marina is directly correlated with water levels on the reservoir, which can vary up to 100' over the course of the year. The marina is fully functional at water level 3035' and higher, up to a full pool elevation of 3055' and actual maximum water level of 3060'. This results in an average boating season of 113 "use days", which corresponds reasonably well with the prime boating season of 100 days across most of the Great Lakes and other northern climate marinas where ice and cold weather impact the boating season.

The cost of a seasonal slip rental is relatively low for the region, as well as when compared to similar markets across the Great Lakes and other northern climates with a boating season of around 100 days per year. Spring Shores Marina is fully occupied and has a waiting list of over 200. Demand for the smaller slips of 20' and less is lower with only 24 names indicated on the 2019 waiting list, compared to 142 names on the list for 21'-25' slips, 40 names on the list for 25'-30' slips, and 3 names on the list for slips over 30'.

An online survey of boaters that included responses from 271 individuals indicated the following key points:

- A) Roughly 40% are seasonal renters, and 60% boat launch users
- B) Both Spring Shores launches are the most popular launches on the reservoir. Combined they would represent 80% of the demand.
- C) 74% indicated they would lease a slip at Spring Shores instead of trailer launching if they could
- D) 8% of boats are over 26' in length, but 30% would buy a larger boat with shore power if those slips were available.
- E) The list of comments about how to improve the marina generally focus on:
 - a. Need for more slips, wider slips, better slips
 - b. Need for more parking
 - c. Need for wave attenuation
 - d. No Wake Zone/waves
 - e. Longer boating season
 - f. Management of goose droppings
 - g. Managing boater density/traffic on the reservoir

Overall, the facility presents very well and is very well used, with most boaters providing generally favorable reviews of the facility. Comments on the quality of staff and service provided are generally very positive. The primary concerns with the facility are mostly related to issues caused by the popularity of the facility (difficulty in parking and long waiting lists) and managing the sheer number of boaters on the reservoir.

CONDITION ASSESSMENT

Edgewater Resources staff visited the harbor on multiple occasions in 2018 and 2019 and completed data collection and field observations on November 16, 2018, April 24, 2019, and again on June 5, 2019. Data collection included visual observation of existing marina infrastructure and exposed utility systems. Marina construction and history was discussed with staff members.

Spring Shores Marina at Lucky Peak State Park includes 298 slips situated on six separate piers made up of cable anchored floating steel docks; two separate boat launches; parking for 234 passenger vehicles, 13 ADA compliant passenger vehicle spaces, 153 trailer spaces, and 8 ADA compliant trailer spaces; and a boater services building housing staff offices, store, restaurant, and boat rental.



Spring Shores Marina at Lucky Peak State Park

WATER LEVELS

The length of the boating season at Spring Shores Marina is directly correlated with water levels on the reservoir, which can vary up to 100' over the course of the year. The marina is fully functional at water level 3035' and higher, up to a full pool elevation of 3055' and actual maximum water level of 3060'. This results in an average boating season of 113 "use days", which corresponds reasonably well with the prime boating season of 100 days across most of the Great Lakes and other northern climate marinas where ice and cold weather impact the boating season.

The chart to the right, provided by IDPR Marina staff, identifies the start and end dates for the boating season at Spring Shores Marina, as well as the length of the season, over the last 28 years.

While the average number of days the marina is fully operational (water level at least 3035') is 113 days per season over the period of record, there is significant variation in the range possible due to yearly weather patterns. The shortest season during the period of record is 50 days in 1992, when water levels dropped in early June. The longest season was 178 days in 2015, when the water came up in early March and stayed up until nearly the end of August.

Water levels most often reach full operational levels within a two-week period around May 1, and most often start to decline below operational levels over a four-week period around September 1.

Since the docks are floating, the southernmost ends of the docks are available both earlier and later in the season, although access to the docks during these periods would not be via ADA compliant routes. Early season weather is such that boating activity is relatively light prior to Memorial Day, and the season typically ends at Labor Day when kids return to school, even if water levels remain high according to IDPR staff.

Boat launch activity on the reservoir is active year round, provided by the west launch at Spring Shores Marina and other longer boat launches on the reservoir.

Year	Start	End	# Use days*
2019			
2018	4/23	8/31	131
2017	6/4	9/12	101
2016	4/30	8/29	90
2015	3/2	8/26	178
2014	5/2	9/4	126
2013	5/19	8/9	83
2012	5/19	9/12	117
2011	6/9	9/13	97
2010	5/22	9/8	110
2009	5/8	9/16	132
2008	5/6	9/10	126
2007	3/28	8/9	136
2006	5/28	9/12	108
2005	5/12	8/25	105
2004	5/12	8/24	104
2003	5/9	8/26	109
2002	4/17	8/12	117
2001	5/5	8/11	134
2000	4/11	9/5	147
1999	5/31	9/12	105
1998	4/29	9/14	139
1997	6/16	9/13	90
1996	6/16	9/10	87
1995	5/7	9/20	137
1994	5/11	7/10	61
1993	4/16	9/14	152
1992	4/20	6/8	50
1991	4/27	7/23	88
1990	4/27	8/20	116
Defined as when lake elevations are at 3035'. 3035' is the minimum elevation for all slips to be useable at Spring Shores Marina.			
Average use days (1990-2013) = 113			

ROCK REVETMENT EDGE

The northern edge of the marina is armored with 1,750 lf of rock revetment to protect the shoreline from erosion caused by wave action. The eastern portion of the revetment, adjacent to the marina, ranges in width from 8'-12', while the western portion of the revetment, west of the western boat launch, ranges in width from approximately 15'-25' in width. The rock revetment was placed in 2017 and is in very good condition.



Typical Rock Revetment along the Northern Portion of Marina

The armor stone size ranges from 1'-2' up to 4'-6', and while placed relatively neatly is not “knit” together to form a more uniform edge. The slope of the revetment stone varies, but is approximately 2:1, which is suitable for this application. Geotextile fabric and bedding stone were not apparent, however may be present. Construction drawings and/or specifications for the rock revetment were not available for review.

Above and behind the top layer of revetment armor stone is an approximately 4' wide gently sloped strip of smaller aggregate “splash stone”, which reduces erosion from waves splashing over the revetment and reduces the likelihood of the revetment being undermined both from wave action below and storm drainage from above.



Typical Rock Revetment Shoreline Protection System, Showing Smaller Splash Stone

According to the construction drawings provided by IDPR, the side slopes of the reservoir adjacent to the marina and parking areas are cement treated earth, which remain quite stable. There are very few areas showing signs of erosion, and the erosion present in the treated areas is minor.



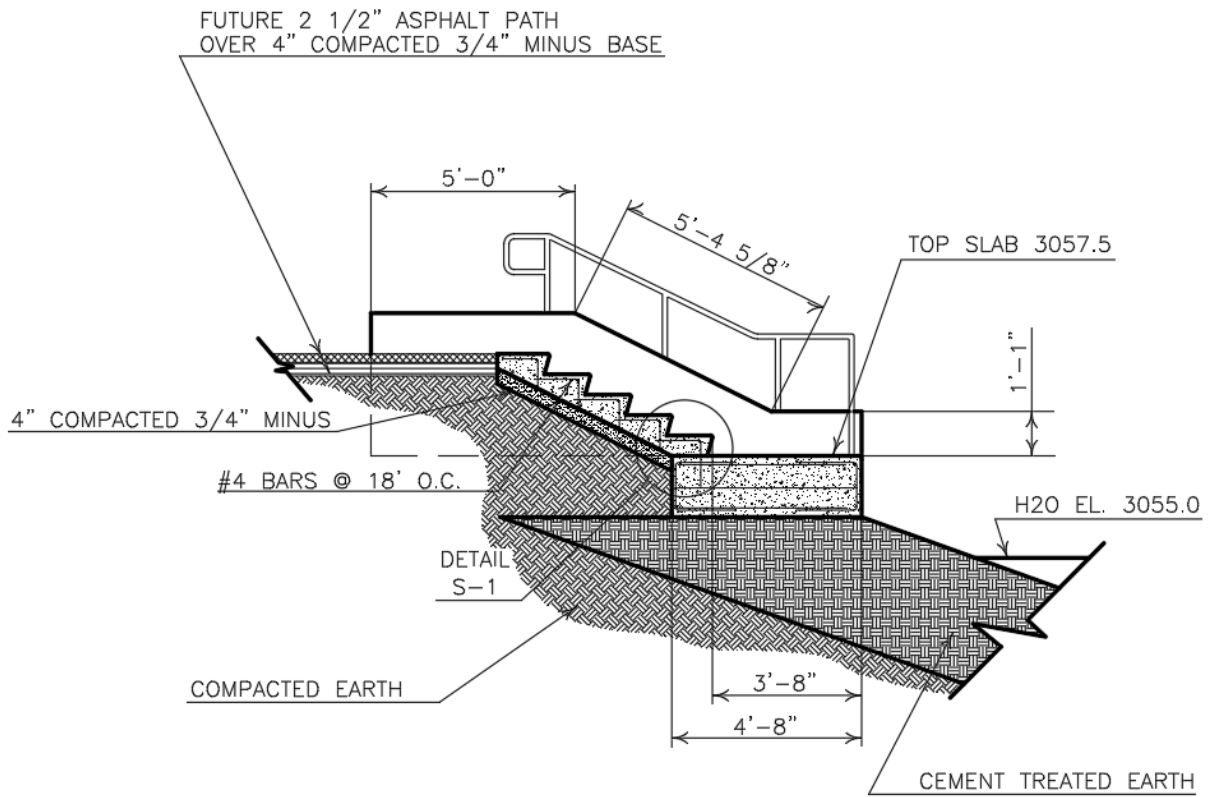
Typical Rock Revetment Shoreline Protection System, Showing Cement Treated Earth Edge

Abutments

The transition between the parking areas and pedestrian walkways along the northern edge of the marina and the floating dock systems is made up of a series of eight separate concrete abutments, which serve multiple uses including shoreline armoring, pedestrian access, and mounting points for the gangway connections to the floating docks. The four abutments to the west incorporate concrete steps, which would not allow for ADA compliant access to the docks, and the four abutments to the east do not include steps, and are set lower on the slope with accessible paved routes. This allows for the possibility of ADA compliant access to the floating docks, assuming the gangway lengths and width requirements are provided.



Typical Non-Accessible Concrete Abutment With Steps



Typical Construction Detail, Non-Accessible Concrete Abutment With Steps



Typical Accessible Concrete Abutment

WAVE CLIMATE

The general configuration of the marina basin, with complete exposure across the approximately half mile wide reservoir to the south, allows for direct wave attack from the south. There are two key types of waves that need to be considered in wave climate engineering for marinas; short period and long period.

Long period waves are those waves with a length (period) of three seconds or more from the crest of one wave to the next, and these are generally generated by sustained winds over great distances of open water. Long period waves generally require fixed wave attenuation structures such as sheet pile or rubble mound revetments, which are all but impossible to incorporate into Spring Shores Marina due to the depths of the water. Fortunately, based on the limited fetch (the length of open water where wind driven long period waves can form) of just over a mile, there is little likelihood of significant long period waves in the marina basin.

Short period waves are those generally under three seconds and are typically generated by boat wakes. They are shorter and steeper than long period waves and can create a very unpleasant boating environment if allowed to enter a marina, particularly if they are above the recommended one foot maximum height for marina comfort. Due to the heavy concentration of boats on the reservoir, and in particular wake board boats which are designed specifically to create such waves, Spring Shores Marina is experiencing significant attack from short period waves, resulting in damage to boats and docks, as well as the potential for very uncomfortable (and potentially unsafe) docks in extreme conditions. Fortunately, short period waves can be attenuated with floating wave attenuation systems that are both appropriate for Spring Shores Marina and reasonably priced.

The rock revetment shoreline along the marina edge provides meaningful wave dampening effects, as does the relatively gently sloped areas across the reservoir. However, where vertical or nearly vertical rock faces form the edge of the reservoir, these surfaces reflect essentially all of the incoming wave energy back into the reservoir. When this energy combines with incoming waves, significantly larger waves and confused choppy conditions are generated.

Extensive conversations with boaters utilizing Spring Shores Marina indicate that the existing wave climate is a significant issue. Many boaters indicated concerns related to damage to their boats, and the most significant wear and tear on the docks appears to be caused primarily by continuous wave attack. The docks themselves move quite a bit during busy periods on the water, and boater comfort is a major driver in the perception of a marina. As boats get larger and the potential boating activities in the marina evolve, a calmer wave environment will be a key component and become more and more important.



Typical Floating Wave Attenuator



Typical Floating Wave Attenuator

FLOATING DOCKS

The existing floating dock system was installed in 1996 and was manufactured by the Radisson Company. The floating dock system utilizes a heavy gauge steel frame, polyethylene encased floatation tubs, and composite decking. The system is in remarkably good condition for its age. Whereas the typical lifespan of a floating dock system, especially steel frame systems, is 25-30 years, the existing docks at Spring Shores could potentially last another fifteen or twenty years if some key maintenance tasks are implemented. This is most likely due to the fact that the docks spend as much as half the year out of the water when the water level of the reservoir goes down, but we believe it is also due to the quality of ongoing maintenance and care the docks have received over the years.



Typical Floating Docks

The main challenge with the existing dock system has more to do with the layout of the facility, size of slips, and spacing between finger piers. The marina was built to accommodate approximately 230 18' long slips, 63 24' long slips, and 5 28' long slips. At the time the marina was constructed, this slip size and mix served the local boating market well. However, as has occurred in marinas all across the country, we now find that marinas built prior to the year 2000 no longer accommodate the newer boats consumers are buying, which are often longer and nearly always wider. The newer boats often have greater need for power as well, with shore power systems now being found on boats as small as 25' in length. The classic pontoon boat has been replaced with much larger "tritoons" that are significantly wider.

Fortunately, the Radisson Dock system at Spring Shores Marina can be modified to adjust the spacing of the finger piers to better accommodate the new, wider boats. While the finger piers cannot be lengthened easily, they could be replaced where necessary and new longer fingers attached to the existing main piers.

Due in large part to the dynamic wave climate present in the marina, the existing flexible connections between the individual dock sections and finger piers need to be replaced. The connections consist of sturdy bolts and flexible rubber-like pads that separate and buffer one section or finger pier from another while holding them firmly in place. The rubber pads throughout the marina need to be replaced, and we recommend replacing the bolts at this time as well since every connection will be replaced. Where necessary, we recommend drilling new holes for the bolts, which may have been wallowed out over years of constant wave movement.



Typical Finger Pier Connection With Rubber Spacer and Needed Fender Replacement

The master plan recommends adjusting the spacing of the fingers to comply with current standards, and following the adjustment of the fingers, we would also recommend completely replacing the rubber fendering around all of the fingers and main pier.

We recommend the following finger pier spacing for double loaded modern boats:

- 20' slip length = 20' spacing between finger piers
- 25' slip length = 25' spacing between finger piers
- 30' slip length = 28' spacing between finger piers
- 35' slip length = 31' spacing between finger piers
- 40' slip length = 34' spacing between finger piers

ANCHORAGE

The existing floating dock system is held in place by an adjustable cable system that utilizes a series of winches mounted on the floating docks that connect to a steel cable system anchored to the lake bed. A single main steel cable anchored by concrete mass anchors along the length of each of the six piers, one within the abutments on shore, the other embedded in the lake bed (cable visible on the ground between the gangway and floating docks in the image below). The adjustment winches are mounted inside the white circular casings visible on the docks, and the multiple steel cables connect the winches to the single main cable on the lake bed. As water levels rise and fall, the docks are adjusted both vertically and repositioned horizontally as needed.



Typical Abutment and Anchorage System

Once the water levels rise to 3035', and the dock system is in its full operation position, the gangways are mounted to the floating docks and the whole system attached to the supplemental vertical steel H piles visible in the image above to reduce lateral movement.

The system has worked reasonably well over the years, however the existing anchorage system has failed on at least two occasions, most recently during the summer of 2019. The main challenge with the single cable system is that there is little opportunity for diagonal cross anchorage, which means that the system allows more lateral movement than would be preferred. We recommend consideration of an upgraded system that allows greater lateral support.

ADA COMPLIANCE

In 2010, the Americans with Disabilities Act standards were updated to include specific requirements for recreational boating facilities. Since there were no standards in place prior to 2010 (only guidelines), all existing and new marinas are required to make necessary upgrades to comply with the new standards. Marinas constructed before 2010 are not grandfathered and must make necessary upgrades to comply.

Of particular concern for Spring Shores Marina at Lucky Peak State Park are the requirements related to the provision of accessible routes from the parking area to the fixed docks, minimum main pier clear widths of at least 5', including at least one finger pier of 5' width, and ADA compliant walking surfaces. The 2010 ADA Standards require that sloped surfaces be less than 1:20 to not be classified as a ramp. If classified as a ramp, the structure would be subject to additional requirements, such as to have railing if the ramp has a rise of greater than 6 inches. Ramps with a rise of over 6 inches cannot have a slope of greater than 1:12. Gangways connecting shore to floating dock systems must also have a maximum slope of 1:12 at usable low water levels, up to a maximum required length of 80'.

While several of gangway abutments are accessible from ADA compliant parking spaces, we recommend confirming the slopes and cross slopes of the walkways to confirm ADA compliance, as paved walkways can settle over time and fall out of compliance. Once the accessible routes from the parking areas to the gangways are confirmed, the slope of the gangways when the marina is officially in service at water level 3035' needs to be confirmed as no more than 1:12. We further recommend replacing at least one gangway with an 80' gangway that will provide ADA compliance regardless of water level so long as the gangway is connected to the floating docks.

ADA enforcement action is primarily complaint driven, meaning that enforcement is usually initiated when someone makes a claim with the Department of Justice. If they choose to visit the harbor, they will likely inspect affiliated activities at nearby IDPR facilities. This should be avoided if at all possible, by making all reasonable accommodations and working very hard to do whatever you can to accommodate any boater requiring special access.

If utilities are added in the future, it is important that at least some of the slips with utilities are located on ADA compliant accessible docks. The utility pedestals themselves must comply with appropriate "reach range" requirements, which may require a special riser mount for the utility pedestals depending on the model and manufacturer.

While outside the scope of this study, the upland buildings should be reviewed for compliance with ADA requirements.

MARINA UTILITIES

No marina utilities are currently provided for use by boaters on the floating docks at this time, however the two easternmost piers have utility chases built in to accommodate future installation of marina utilities. Electrical power is currently provided only to the fuel and pump-out docks.

Should electrical power be added to the docks in the future the electrical systems will need to be compliant with current and evolving standards for marine electrical safety, in particular as it relates to minimizing the potential for electrical shock drowning. Electrical shock drowning (ESD) is a condition where a person in the water encounters stray electrical current. While impacts can be felt at levels as low as 5mA, when the current reaches or exceeds 30mA, paralysis can occur and the person in the water is no longer able to swim and they often drown. ESD in marinas can be caused by either faulty wiring in the marina electrical system itself, allowing current to flow from a fault through the dock or wall systems into the water, or more often, through faults on boats themselves. In the second case, stray current enters the water from the improperly wired boat. Awareness of ESD issues has increased significantly over the past five years and national electrical codes (NEC) are being updated to address the issue. While all proposed measures may not be a code requirement today, it is prudent for all marinas to take at least the minimum steps to reduce the risk.

NEC 555.3, as part of NEC 2017, requires that the feeder and branch circuit conductor installed on docking facilities must have ground-fault protection not exceeding 30mA .

This report is not intended to be a comprehensive or thorough inspection report of the marine electrical system at Spring Shores Marina, nor a design of a replacement system. We strongly recommend that a comprehensive assessment of the marina electrical system be completed by a licensed electrician with specific experience in marina electrical systems to ensure that the system will not allow an improperly wired boat to leak stray current into the water. Once that is in place, the source of potential faults in the system shifts almost entirely to the boats.

FUEL SYSTEM

A marina fuel system is provided on the T head of the center pier of the marina, with two separate covered dispensers offering unleaded fuel only. A separate kiosk with power and communications for a cash register and emergency equipment is located on the main pier. The floating dock decking is a steel grating required by local fire code officials, however the material is not an ADA compliant walking surface.



Fuel Dock and Cashier Station



Fuel Dock Sump, Grating, and Dispenser

A fuel line sump well is located at the intersection of the main pier and T head between the two fuel dispensers. The sump cover projects above the walking surface of the deck by approximately three inches, which presents a significant trip hazard and further impairs ADA compliant access.

Overall, the age of the pumps suggests a more thorough inspection by a licensed fuel distribution system technician with experience in marine fuel systems is warranted. We recommend replacement of the dispensers and associated equipment in the near future.



Fuel Tank

The fuel tank is located on land just to the east of the boater services building. The tank is an above ground, double-walled, 6,000 gallon single product tank enclosed in chain link fencing. Access for filling the tank is provided by the parking lot above and to the immediate north of the tank. The tank appears to be in sound condition

PUMP-OUT SYSTEM



Pump-Out Dock

A marina pump-out system is provided on a separate floating dock system anchored by two vertical steel H piles. The pump-out system is a high-quality model manufactured by Keco Pump-A-Head and is in very good condition.

Given the relatively small number of boats on the reservoir with on-board heads, this system is sufficient to meet the existing demand. The system pumps into a 1,200 gallon vault located in the parking lot above and immediately to the north of the pump-out dock, which must be pumped out on a regular basis at an estimated cost of \$500 per trip. We suggest having the holding tank inspected to be sure no stormwater is infiltrating the system.

Access to the pump-out dock from the parking lot above is via concrete stairs and is not ADA compliant.



BOAT LAUNCHES

Spring Shores Marina is home to two separate boat launches, known as Spring Shores East and Spring Shores West. Spring Shores West is the longer of the two ramps, with the ability to provide ramp access throughout the year, even at very low water levels. The upper level parking lot provides 93 trailer spaces for the west launch, and the launch itself is paved in concrete. Three launch piers are present, manufactured by Harrison Docks. The two outer piers remain in place throughout the season and either rest on steel legs when dry, or float on polyethylene tubs when wet. The center launch pier is much shorter and is movable skid pier that is relocated as the water level changes. ADA compliant access is achieved via an appropriate ramp at the top of each launch pier. The launch piers are anchored by a combination of vertical steel H piles and adjustable cable systems. The facilities at both launches are in good condition. No wash down wastewater collection system is in place at either launch.



Spring Shores West Boat Launch



Spring Shores West Boat Launch



ADA Compliant Skid Pier Access



Launch Site Information Kiosk



Spring Shores East Boat Launch

Spring Shores East is the shorter of the two ramps, with a concrete paved ramp that extends approximately 320'. The adjacent parking lot provides 70 trailer spaces. Two launch piers are present, manufactured by Harrison Docks. The two outer piers remain in place throughout the season and either rest on steel legs when dry, or float on polyethylene tubs when wet. ADA compliant access is achieved via an appropriate ramp at the top of each launch pier. The launch piers are anchored by round steel piles.



ROADWAYS, PARKING, and WALKWAYS

Access to the marina site from Boise is provided by Highway 21, East Spring Shores Drive, and Arrow Rock Road, with paved roadway access to the boat launches and marina parking. The condition of the vehicular pavement and parking lot within the Spring Shores Marina site is fair but in need of ongoing maintenance.

The marina provides a total of 247 passenger car parking spaces and 161 vehicle/trailer parking spaces in three separate paved parking lots. The westernmost portion of the western parking lot is paved in gravel, while the rest of the parking areas and roadways are paved in asphalt.



Marina Entry Gate House



West Parking Area

Stormwater drains across the site and sheet drains off the parking areas, with no curb and gutter present.

Despite the quality of the existing parking facilities, the primary concern related to parking is the quantity of spaces available and managing access to the facility on busy weekends. Typical marina parking standards for seasonal marinas would suggest a parking ratio of .5-1 parking spaces per slip, or 150-300 spaces for the marina. Parking standards for boat launches is typically 25 spaces per lane, which would amount to 150 vehicle trailer spaces required at Spring Shores Marina.



Gravel Paved West Parking Area

By these standards, the existing parking facilities are generally sized appropriately, however these ranges are guidelines. The existing usage patterns in the marina suggest that additional parking is needed on peak weekend days, which may be caused in large part by the traffic congestion created by the presence of two separate boat launches with vehicular circulation integrated into the passenger car parking for the marina. Since more vehicular traffic is generated by the boat launches, traffic backups occur on the two-lane East Spring Shores Road on peak summer weekend afternoons that can cause delays accessing the marina of up to an hour. Further, in an effort to increase access to the marina, IDPR is leasing some passenger vehicle parking spaces for dry boat storage, which further limits the number of parking spaces available.

There is very little opportunity to expand parking on site, with the exception of paving and organizing the western gravel paved lot. While extensive engineering modifications to the site could potentially increase parking capacity, it would come at the significant cost of changing the beautiful character of the site. The amount of parking that could be gained would not justify the loss of the park like atmosphere. Since the on-site parking is sufficient throughout the majority of the summer, we recommend consideration of an off-site parking area with shuttle that could bypass the traffic backups to provide safe and convenient overflow parking on peak days while preserving the character of the marina site.



East Parking Area



Central Parking Area

Pedestrian paths throughout the site are asphalt paved and in fair to good condition. The paths appear to be ADA compliant, but we recommend further review of the designated accessible paths and routes to be sure they have not settled over time and remain in compliance.

There are a number of concrete stairways present on site linking the central parking area to the pedestrian paths, some of which are exhibiting significant spalling and are poor condition.



Concrete Stair Exhibiting Spalling



Concrete Stair Exhibiting Spalling

UPLAND AMENITIES and INFRASTRUCTURE

The upland areas adjacent to the marina include well kept park spaces, picnic areas, and flexible green spaces that allow for kids and pets to run and enjoy time off the water. A boater services building provides restrooms, marina offices, boaters store, restaurant, boat rental, marina service shop, and an apartment for the marina manager. A second boater services building provides restrooms near the East Boat Launch, and a service barn and yard provides space for marina staff to store equipment needed to maintain the facility.

The boater services building has been expanded several times over the years, and while the building is in reasonably good condition, the series of additions has resulted in interior spaces that are sometimes disorganized and inefficient compared to a building with the same program constructed in a single phase.



Spring Shores Marina Boater Services Building



Spring Shores Marina Boater Services Building

BOATER STORE and RESTAURANT

The primary public space in the Boater Services Building is home to a convenience store providing ice, drinks, snacks, souvenirs, sunglasses, life jackets, water play toys, and other essentials needed to enjoy a day on the lake. The store also includes a small restaurant counter where quick service meals are served from a well-equipped kitchen. Tables and chairs are provided both inside the shop space as well as outside on the new patio overlooking the marina that opened in the Spring of 2019.

All services in the facility are provided by the concessionaire, who leases the facility from IDPR. The concessionaire also offers a boat rental program that is operated from the shop. The rental fleet boats are stored adjacent to the center fuel dock in the marina.



Boater Services Kitchen



Boater Services Shop and Boat Rental Operation

BOATER RESTROOMS

The boater services building offers men's and women's rooms immediately adjacent to the Boater Store and Restaurant, conveniently located near the very center of the marina. The restroom facilities provide toilets, urinals, and sinks, but no showers. While the building was originally designed to include showers, the current potable water system capacity is inadequate to provide the volume of water that would be needed to provide showers. In a typical marina facility, the lack of showers would be a major issue among boaters, and the topic was raised many times in the boater survey and at public meetings. We recommend increasing the potable water system capacity to allow showers to be added, especially if the marina is expanded at all.

The finishes within the interior of the restrooms are reasonably well-maintained, however have become somewhat dated and would benefit from an update to the facility. The number of fixtures should be also be considered carefully if the marina is expanded.

A detailed ADA compliance and structural assessment of the overall building is outside the scope of this study, however the facility appears to be generally compliant with no major obvious concerns identified.



Exterior View of Boater Restrooms



Interior View of Boater Restrooms



Potable Water Pumping Facility

A well-organized marina service workshop space is located at the northwest corner of the building, providing space for marina staff to store maintenance items and make repairs. While few marina operators believe they have enough space for storage and workshop uses, this facility is comparable to what we typically find in marinas of this size.

The outdoor equipment storage area provides room for several vehicles, boats, and tractors, and the storage barn is well sited at the heart of the marina but generally out of site of the marina patrons.

A separate boater services building offering only restrooms is located immediately adjacent to the East Boat Launch. The building is constructed of split face block with cedar shingle siding above and is well suited to its purpose and location.



Marina Service Shop Space



Marina Equipment Storage and Barn



East Boat Launch Restrooms

LIMITATIONS OF REPORT

This evaluation contains only a preliminary evaluation of the facility, based upon visible elements. Subsurface, underwater, and other concealed elements are excluded from this evaluation. We did not complete a detailed analysis of utilities (electric, water, stormwater, fuel, etc.) to observe compliance with applicable building codes and regulations, as this was beyond the scope of this evaluation. We recommend that an evaluation of these utility systems frequently by experienced utility professionals (electricians, plumbers, etc.) to assure compliance with applicable codes and regulations. Review of the structural integrity of existing buildings was not within the scope of this evaluation.

Appendix

Bishops Marina

208-443-2054 No info on website, must call for all info

Availability Factors

Slips	Slip Size	Rate	Occupancy	Waiting List	Dry Rack Storage	Winter Storage	
						On Site	Remote
~80 slips		\$2110 for season - 25' slip	Full	Yes (3-4 year wait)	No	No	No

Location & Convenience Factors

Proximity to Population Center- Driving	Proximity to Downtown/ Commercial Services	Proximity to Lake
82 miles - Spokane, WA	Adjacent - Coolin	Adjacent - Priest Lake

Marina Infrastructure Elements

Facility Condition	Boat Launch	Parking	Shore Power	Water	Pump Out	Fuel	Cable	Phone
Good	Yes	Yes	Yes	Yes	No	Yes	No	No

Services & Amenities

Lift/Haul Service	Repairs	Boat Rentals	Shower/Restroom	Laundry	Boater's Lounge	Ship's Store	Wifi
Boat Launch	No	No	Yes	No	Yes	Yes	No

Photos & Additional Info



Blue Diamond Marina & Resort

208-443-2240

Winter Season Rates:

Seven Months at \$5.00 per boat length foot per month (Not available for EZ docks)

All fees include parking of one automobile for duration of visit, one free launch, and one free haul out.

Add \$200 for ice eaters and electricity to winter moorage rate. Snow removal is \$1.50 per linear boat foot per storm.

Availability Factors

Slips	Rate				Occupancy	Waiting List	Dry Rack Storage	Winter Storage On Site	
	Seasonal Slips (daily, weekly, monthly, season)								
68	EZ Docks	\$10	\$50	\$150	\$450	Only one 20' space currently available	Yes	Yes	Trailer Storage Indoor=\$100 Outdoor=\$50 Pontoon & 3x axle =\$75 \$5/ft/month
	20U Double	\$25	\$150	\$400	\$1100				
	23U Double	\$30	\$175	\$450	\$1250				
	25C Single	N/A	\$200	\$600	\$1900				
	30C Double	\$40	\$250	\$750	\$2100				
	30C Single	\$45	\$275	\$800	\$2300				
	35C Single	\$50	\$300	\$875	\$2650				
35x14C Single	\$50	\$325	\$900	\$2750					

Location & Convenience Factors

Proximity to Population Center-Driving	Proximity to Downtown/Commercial Services	Proximity to Lake
86 miles - Spokane, WA	6 miles - Coolin, ID	Adjacent - Priest Lake

Marina Infrastructure Elements

Facility Condition	Boat Launch	Parking	Shore Power	Water	Pump Out	Fuel	Cable	Phone
Good	Yes	Yes	30 amp power on covered slips 15 amp on uncovered	Yes	Yes	No	No	No

Services & Amenities

Lift/Haul Service	Repairs	Boat Rentals	Shower/Restroom	Laundry	Boater's Lounge	Ship's Store	Wifi
Boat Launch	No	Yes	Yes	Yes	Yes	No	No

Photos & Additional Info



Elkins Resort

Elkins Resort Tel: 208-443-2432

Availability Factors

Slips	Rate	Occupancy	Waiting List	Dry Rack Storage	Winter Storage	
					On Site	Remote
26'x10' is largest	\$1898/season	Full	Yes (20 people)	No	No	No

Location & Convenience Factors

Proximity to Population Center-Driving	Proximity to Downtown/Commercial Services	Proximity to Lake
93 miles - Spokane, WA	3 miles - Nordman, ID	Adjacent - Priest Lake

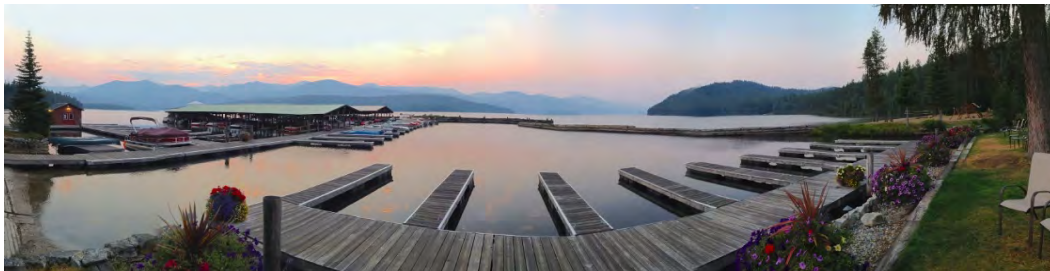
Marina Infrastructure Elements

Facility Condition	Boat Launch	Parking	Shore Power	Water	Pump Out	Fuel	Cable	Phone
Good	Yes	Yes	No	No	No	Yes	No	No

Services & Amenities

Lift/Haul Service	Repairs	Boat Rentals	Shower/Restroom	Laundry	Boater's Lounge	Ship's Store	Wifi
Boat Launch	No	No	Yes	No	Yes	No	No

Photos & Additional Info



Priest Lake Marina

208-443-2405
plmarina@moosebytes.net

Availability Factors

Slips	Rate	Occupancy	Waiting List	Dry Rack Storage	Winter Storage On Site
140 slips 20'-40'	\$20-40 per/day on first come first serve basis, prices vary depending on boat size Covered Uncovered Seasonal: (\$1,615-\$2,295) (\$1,110)			Yes	Yes 175 boats

Location & Convenience Factors

Proximity to Population Center- Driving	Proximity to Downtown/ Commercial Services	Proximity to Lake
87 miles - Spokane, WA	16 miles - Coolin, ID	Adjacent - Priest Lake

Marina Infrastructure Elements

Facility Condition	Boat Launch	Parking	Shore Power	Water	Pump Out	Fuel	Cable	Phone
Good	Yes	Yes	Yes	Yes	Yes	Yes	No	No

Services & Amenities

Lift/Haul Service	Repairs	Boat Rentals	Shower/Restroom	Laundry	Boater's Lounge	Ship's Store	Wifi
Boat Launch	No	Yes	Yes	Yes	Yes	No	

Photos & Additional Info



Hill's Resort

208.443.2551

Availability Factors

Slips	Rate	Occupancy	Waiting List	Dry Rack Storage	Winter Storage On Site	Remote
Covered slip: Guest - \$10.00/night						
Covered slip: Non-guest 20.00/night		Full	No	No	No	No
Boat launch: Non-guest -\$10.00						
Overnight parking: non-guest -\$10.00/night						

Location & Convenience Factors

Proximity to Population Center- Driving	Proximity to Downtown/ Commercial Services	Proximity to Lake
84 miles - Spokane, WA	4.2 miles - Lamb Creek, ID	Adjacent - Priest Lake

Marina Infrastructure Elements

Facility Condition	Boat Launch	Parking	Shore Power	Water	Pump Out	Fuel	Cable	Phone
Good	Yes	Yes	No	No	No	Yes	No	No

Services & Amenities

Lift/Haul Service	Repairs	Boat Rentals	Shower/Restroom	Laundry	Boater's Lounge	Ship's Store	Wifi
Boat Launch	No	Yes	Yes	Yes	Yes	No	

Photos & Additional Info



Hells Gate Marina

Hells Gate State Park, Lewiston, ID 83501 (208) 799-5015

Availability Factors

Slips	Rate	Occupancy	Waiting List	Dry Rack Storage	Winter Storage On Site	Remote
112 slips 20'-25' slips		15%	No	No	No	No

Location & Convenience Factors

Proximity to Population Center-Driving	Proximity to Nearest	Proximity to Water Body
4 miles - Lewiston, Idaho	4 Miles - Lewiston, Idaho	Located on Snake River

Marina Infrastructure Elements

Facility Condition	Boat Launch	Parking	Shore Power	Water	Pump Out	Fuel	Cable	Phone
	Yes	Yes	30 amp	No	No	Yes	No	No

Services & Amenities

Lift/Haul Service	Repairs	Boat Rentals	Shower/Restroom	Laundry	Boater's Lounge	Ship's Store	Wifi
Boat Launch	No	Kayak Canoe	Restroom=Yes Shower=	No	No	Yes	No

Photos & Additional Info



Spring Shores Marina/Lucky Peak State Park

208-336-9505

Spring Shores, located 18 miles southeast of Boise off State Highway 21, is situated on the shore of Lucky Peak Lake.

Rental boats, personal watercraft, and water sports equipment is available at Spring Shores marina from Redline Recreation Toys:

(208) 695-2288. Stand up Paddleboard rentals are available from May-September at Sandy Point from Paddleboard Idaho: (208) 991-0020

Availability Factors

Slips	Slip Size	Seasonal Slips	Rate	Occupancy	Waiting List	Buoy Moorings	Dry Rack Storage	Winter Storage	
								On Site	Remote
298	18'-28'	18 foot slip - \$494/year (max length 21') 24 foot slip -			Yes	No	No	No	No

Location & Convenience Factors

Proximity to Population Center- Driving	Proximity to Downtown/ Commercial Services	Proximity to Lake
20 miles - Boise, ID	20 miles - Boise, ID	Adjacent - Lucky Peak Lake

Marina Infrastructure Elements

Facility Condition	Boat Launch	Parking	Shore Power	Water	Pump Out	Fuel	Cable	Phone
	Yes	Yes	No			Yes		

Services & Amenities

Lift/Haul Service	Repairs	Boat Rentals	Shower/Restroom	Laundry	Boater's Lounge	Ship's Store	Wifi
No	No	See Notes	Yes	No	No	Yes	Yes

Photos & Additional Info



Dworshak State Park Marina/Big Eddy Marina

Dworshak State Park

208-476-5994 to check rates and availability

Availability Factors

Slips	Slip Size	Rate	Occupancy	Waiting List	Buoy Moorings	Dry Rack Storage	Winter Storage	
							On Site	Remote
99	22x9'	\$478/season \$240/month, \$61/week, \$10/day	90%	No	6	No	No	No
	32x9'	\$583/season \$256/month, \$61/week, \$10/day						

Location & Convenience Factors

Proximity to Population Center-Driving	Proximity to Nearest Commercial Services	Proximity to Lake
128 miles - Spokane, WA	8 Miles Orofino, ID	Located on Dworshak Reservoir

Marina Infrastructure Elements

Facility Condition	Boat Launch	Parking	Shore Power	Water	Pump Out	Fuel	Cable	Phone
Fair	Usable down to water elevation 1445 msl, subject to reservoir draw downs	Yes	Yes Central Location	Yes Central Location	Yes	Yes	No	Yes

Services & Amenities

Lift/Haul Service	Repairs	Boat Rentals	Shower/Restroom	Laundry	Boater's Lounge	Ship's Store	Wifi
No	No	Canoe Kayak Paddleboard	Yes	No	No	Yes	No, Poor cell service

Photos & Additional Info



Great Salt Lake State Park

(801) 828-0787

Availability Factors

Slips	Rate		Occupancy	Waiting List	Buoy Moorings	Dry Rack Storage	Winter Storage	
	Summer	Winter					On Site	Remote
25' slip	\$125/month	\$50/month						
30' slip	\$180/month	\$90/month				Yes	Yes	
35' slip	\$210/month	\$105/month						
40' slip	\$240/month	\$120/month						

Location & Convenience Factors

Proximity to Population Center-Driving	Proximity to Downtown/Commercial Services	Proximity to Lake
18.5 miles - Salt Lake City, UT	18.5 miles - Salt Lake City, UT	Adjacent - Great Salt Lake

Marina Infrastructure Elements

Facility Condition	Boat Launch	Parking	Shore Power	Water	Pump Out	Fuel	Cable	Phone
	Yes		Yes	Yes				

Services & Amenities

Lift/Haul Service	Repairs	Boat Rentals	Shower/Restroom	Laundry	Boater's Lounge	Ship's Store	Wifi
Boat Launch	No	Paddleboat	Yes		No	Yes	

Photos & Additional Info



Bear Lake Marina

On Utah/Idaho boarder

Docks manufactured by MARI CORP US

(435) 946-3343 ask for Terri

Availability Factors

Slips	Slip Size	Rate Seasonal Slips	Occupancy	Waiting List	Dry Rack Storage	Winter Storage On Site	Remote
305	10x26' 13x32'	See Bear Lake Rate PDF	Full	Yes (2-10 years)	Yes	Yes	No

Location & Convenience Factors

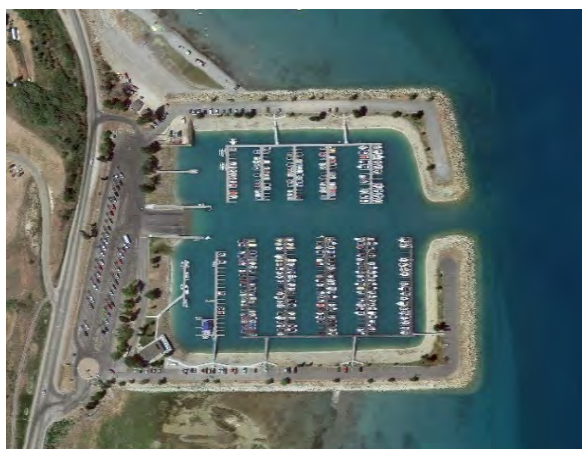
Proximity to Population Center- Driving	Proximity to Downtown/ Commercial Services	Proximity to Lake
122 miles - Salt Lake City, UT	1.5 miles - Garden City, UT	Adjacent - Bear Lake

Marina Infrastructure Elements

Facility Condition	Boat Launch	Parking	Shore Power	Water	Pump Out	Fuel	Cable	Phone
Excellent	3 lane	Yes	Yes	Yes	Yes	Yes	No	No

Services & Amenities

Lift/Haul Service	Repairs	Boat Rentals	Shower/Restroom	Laundry	Boater's Lounge	Ship's Store	Wifi
No	No	Yes	Yes	Yes	Yes	Yes	Yes



LONG-TERM RENTAL	A	B	BU - utilities	CU - utilities	End Tie*
6 Month Rental Fees	\$500.00	\$700.00	\$1,014.00	\$1,248.00	\$550.00
Rich County Sales Tax	\$34.72	\$49.40	\$69.97	\$87.39	\$34.72
TOTAL FEES	\$534.72	\$749.40	\$1,083.97	\$1,335.39	\$584.72
Slip Size	9' x 20'	11' x 26'	11' x 26'	13' x 32'	Size
Maximum Boat Length	Up to 22'	Up to 29'	Up to 28'	Up to 34'	Restrictions
Maximum Boat Beam (width)	Up to 8'	Up to 9'	Up to 10'	Up to 12'	
Total Slips	132	35	144	44	8
RATES					
Monthly - In-season - May through October	\$100.00	\$125.00	\$182.00	\$224.00	\$100.00
Monthly - Off-season - April & November	\$80.00	\$75.00	\$104.00	\$128.00	\$60.00
Waiting List	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00
NOTES	* End Tie - Vessel must have a wider beam than can fit into a normal slip, as approved by the Park Manager. Long-term slip leases allow for boat to extend a maximum of two feet beyond end of slip fingers. The overall length of a boat is measured from the forward tip of bow pulpit to aft edge of swim deck. The long-term rental of a boat slip does not include the dry storage of empty boat trailer.				
Transient Slips	Includes power and water utilities to each slip.				
	Regular	\$35.00	Per night		
	Prime Nights - Fridays, Saturdays, & Holidays	\$40.00	Per night		
	Maximum Boat Length = 26' Maximum Boat Beam (width) = 10'				
Transient slip rental includes dry storage of empty boat trailer in overflow parking on the hill.					
Dry Storage					
	NIGHTLY	\$5.00	In overflow parking area on hill.		
	WEEKLY	\$25.00	In overflow parking area on hill.		
Long-Term	Monthly		6 month season		
IN-SEASON - Secure Dry storage area on hill - May through October	\$50.00		\$250.00		
OFF-SEASON - Secure Dry storage on hill - November through April	\$40.00		\$200.00		
Dry Storage is for: empty boat trailers, boats on trailers, RV's, ATVs on trailer, etc.					
Dry storage does not include entrance fees into the park.					
Special	Monthly		6 month winter season		
WINTER - MARINA PARKING LOT - Monthly - November through April only	\$65.00		\$325.00		
Must have prior approval by the Park Manager. Limited to first 30 sailboats only. Sailboats must be at least 26' in length. Single axle trailers are not permitted.					
Winter Wet Storage	Monthly		6 month winter season		
CU or BU Slip With awn de-icers - Nov through April	\$110.45		\$552.25		
CU or BU Slip With awn de-icers - Nov through April	\$135.94		\$679.70		
Winter wet storage does not include dry storage of empty boat trailer.					
Winter wet storage does include entrance fees into the park.					

Mile High Marina

208-634-8605

Availability Factors

Slips	Rate	Occupancy	Waiting List	Dry Rack Storage	Winter Storage On Site	Winter Storage Remote
175	\$1800/season	Full	Yes	No	No	No

Location & Convenience Factors

Proximity to Population Center- Driving	Proximity to Downtown/ Commercial Services	Proximity to Lake
107 miles - Boise, Idaho	.5 miles - McCall, Idaho	Adjacent - Payette Lake

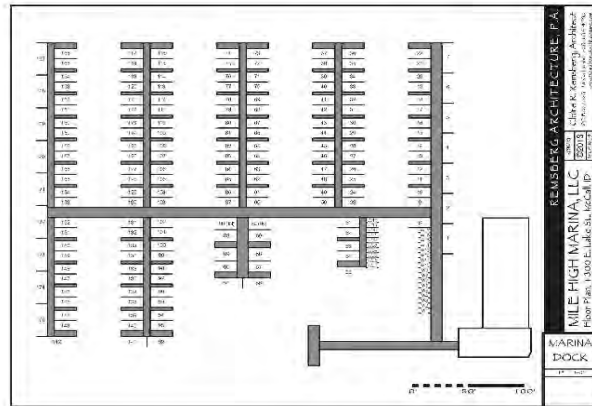
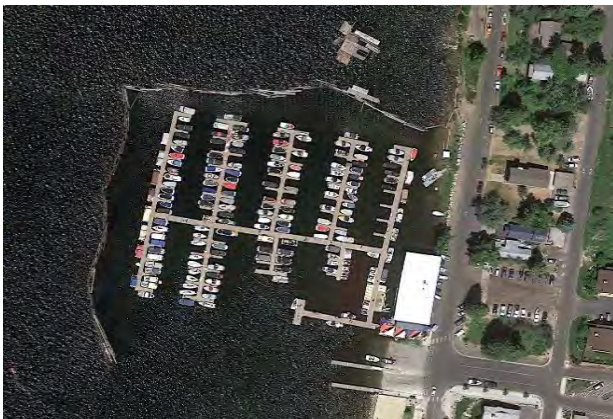
Marina Infrastructure Elements

Facility Condition	Boat Launch	Parking	Shore Power	Water	Pump Out	Fuel	Cable	Phone
Good	Yes	Yes	No	No	No	Yes	No	No

Services & Amenities

Lift/Haul Service	Repairs	Boat Rentals	Shower/Restroom	Laundry	Boater's Lounge	Ship's Store	Wifi
No	No	Yes	No	No	No	Yes	No

Photos & Additional Info



May Marina

208 630 4412 - Kathy Deinhardt-Hill marina manager
 powerboats up to 22', sailboats up to 26'

Availability Factors

Slips	Rate	Occupancy	Waiting List	Dry Rack Storage	Winter Storage On Site	Remote
90 slips 42 reserved for sailboats	22' powerboat = \$1575/season	Full	Yes	No	No	No

Location & Convenience Factors

Proximity to Population Center- Driving	Proximity to Downtown/ Commercial Services	Proximity to Lake
107 miles - Boise, Idaho	.5 miles - McCall, Idaho	Adjacent - Payette Lake

Marina Infrastructure Elements

Facility Condition	Boat Launch	Parking	Shore Power	Water	Pump Out	Fuel	Cable	Phone
Good	No	No	No	No	No	No	No	No

Services & Amenities

Lift/Haul Service	Repairs	Boat Rentals	Shower/Restroom	Laundry	Boater's Lounge	Ship's Store	Wifi
No	No	No	Yes	No	No	No	No

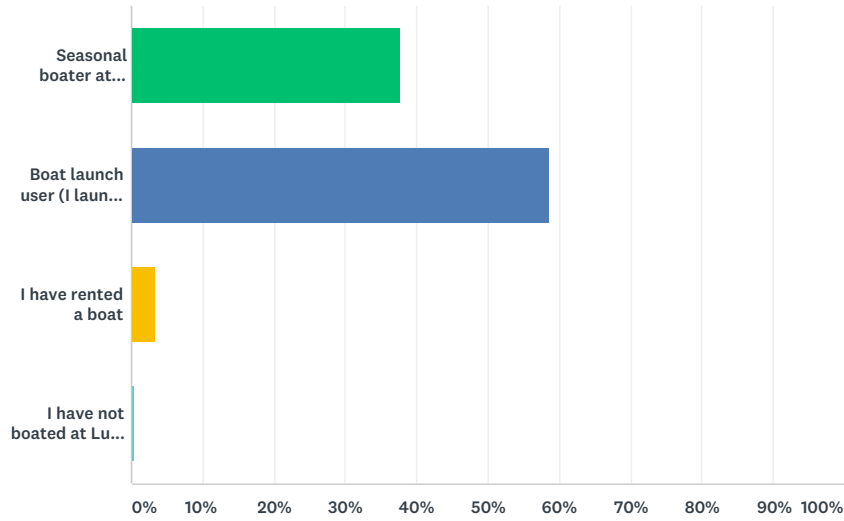
Photos & Additional Info



Lucky Peak Boater Survey

Q1 How have you boated at Lucky Peak State Park?

Answered: 271 Skipped: 0

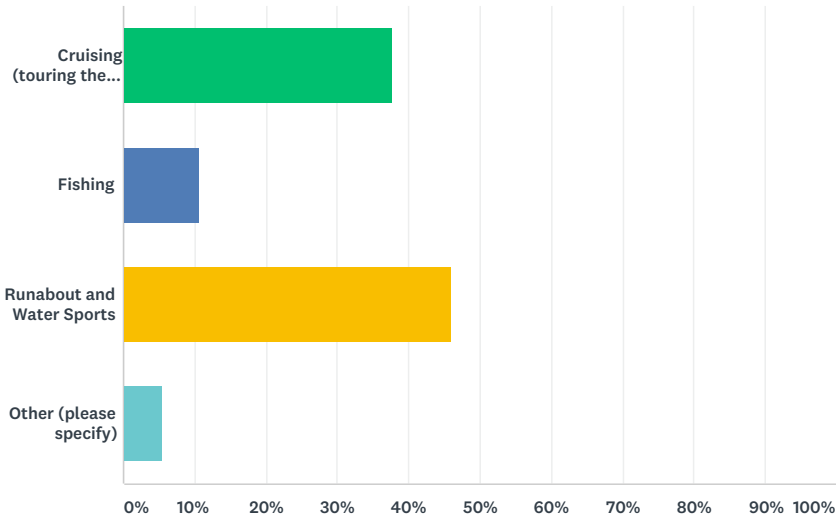


ANSWER CHOICES	RESPONSES	
Seasonal boater at Spring Shores Marina (I lease a slip all summer)	37.64%	102
Boat launch user (I launch my boat at Spring Shores, but store it elsewhere)	58.67%	159
I have rented a boat	3.32%	9
I have not boated at Lucky Peak	0.37%	1
TOTAL		271

Lucky Peak Boater Survey

Q2 What is your primary boating activity?

Answered: 271 Skipped: 0



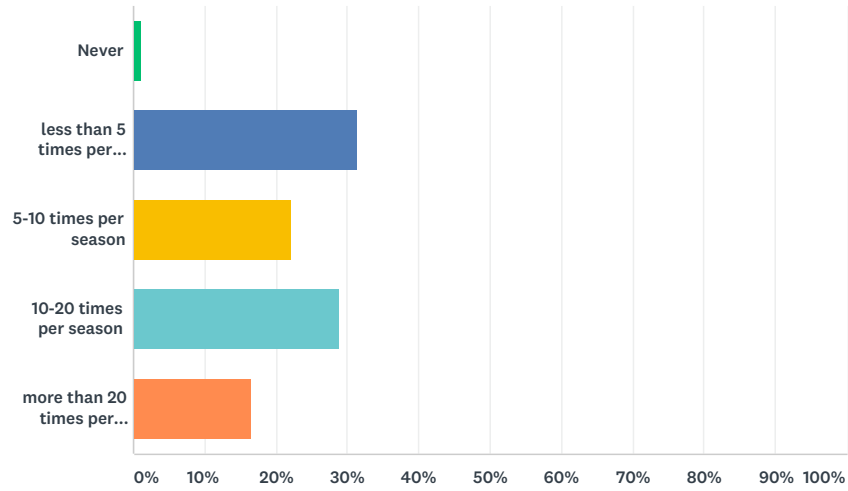
ANSWER CHOICES	RESPONSES
Cruising (touring the lake, accessing remote camp/park sites)	37.64% 102
Fishing	10.70% 29
Runabout and Water Sports	46.13% 125
Other (please specify)	5.54% 15
TOTAL	271

#	OTHER (PLEASE SPECIFY)	DATE
1	All the above	7/1/2019 4:54 PM
2	sailing	7/1/2019 2:32 PM
3	fishing water skiing	6/29/2019 10:43 AM
4	cruising, than finding a place to have dinner, float and birdwatch	6/28/2019 9:17 PM
5	USACE enforcement	6/26/2019 9:54 PM
6	foot skiing	6/26/2019 9:55 AM
7	I kayak at Lucky Peak however never on the weekend	6/23/2019 5:44 PM
8	Sailing and fishing	6/21/2019 12:10 PM
9	Sailing and Cruising	6/20/2019 4:09 PM
10	sport	6/18/2019 7:29 PM
11	sailing	6/17/2019 4:32 PM
12	Sailing	6/17/2019 4:08 PM
13	Sail	6/17/2019 8:31 AM
14	Swimming our two labs	6/15/2019 9:31 AM
15	fishing,cruising for relaxation and camping	6/14/2019 2:37 PM

Lucky Peak Boater Survey

Q3 How often do you use boat launch facilities on Lucky Peak Reservoir?

Answered: 271 Skipped: 0

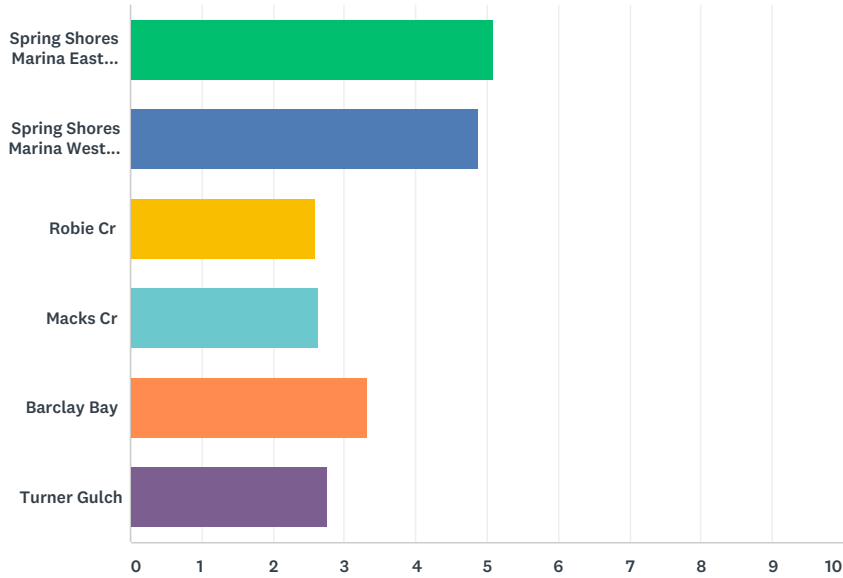


ANSWER CHOICES	RESPONSES	
Never	1.11%	3
less than 5 times per season	31.37%	85
5-10 times per season	22.14%	60
10-20 times per season	28.78%	78
more than 20 times per season	16.61%	45
TOTAL		271

Lucky Peak Boater Survey

Q4 If you are primarily a Boat Launch User, please rank the launches at Lucky Peak State Park in order of preference:

Answered: 214 Skipped: 57

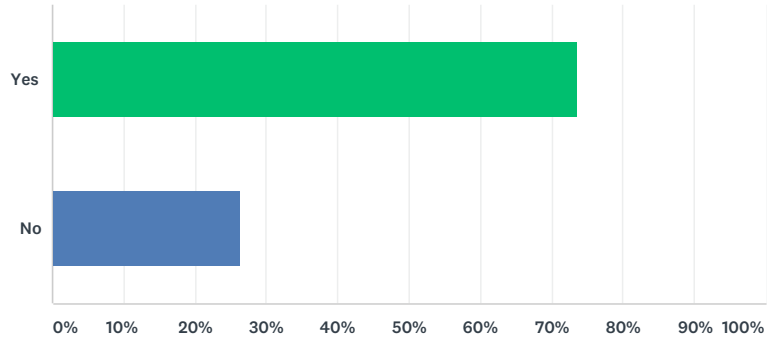


	1	2	3	4	5	6	TOTAL	SCORE
Spring Shores Marina East Launch Site	49.49% 97	29.08% 57	7.65% 15	9.69% 19	2.04% 4	2.04% 4	196	5.08
Spring Shores Marina West Launch Site	30.88% 63	43.63% 89	13.73% 28	6.86% 14	4.41% 9	0.49% 1	204	4.88
Robie Cr	4.55% 8	3.41% 6	28.98% 51	10.80% 19	13.64% 24	38.64% 68	176	2.59
Macks Cr	3.37% 6	2.81% 5	14.04% 25	28.09% 50	37.08% 66	14.61% 26	178	2.63
Barclay Bay	11.89% 22	9.19% 17	22.16% 41	20.54% 38	29.19% 54	7.03% 13	185	3.33
Turner Gulch	5.00% 9	11.67% 21	16.67% 30	21.67% 39	11.11% 20	33.89% 61	180	2.76

Lucky Peak Boater Survey

Q5 If you were able to keep your boat in a slip at Spring Shores Marina, would you choose that option over trailer launching your boat?

Answered: 257 Skipped: 14

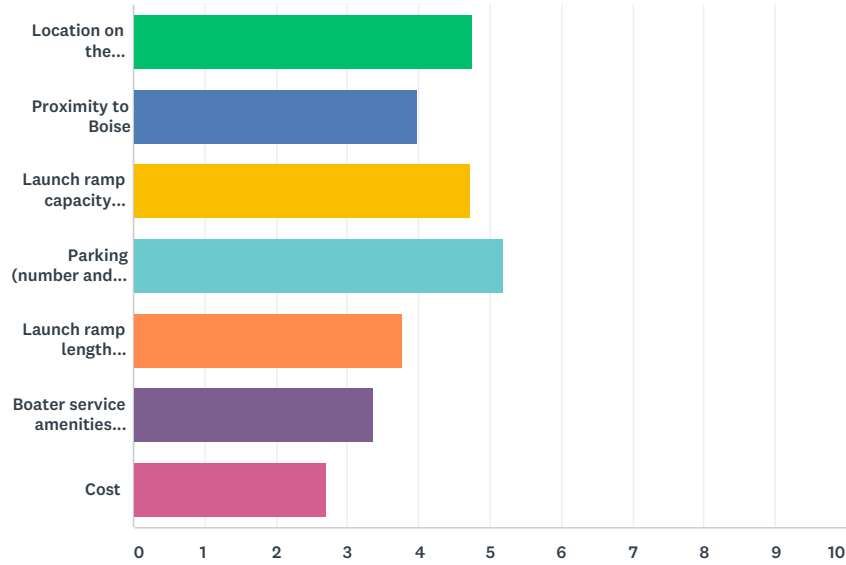


ANSWER CHOICES	RESPONSES	
Yes	73.54%	189
No	26.46%	68
TOTAL		257

Lucky Peak Boater Survey

Q6 Please rank the following criteria in order of importance in your preference for boat launch sites:

Answered: 246 Skipped: 25

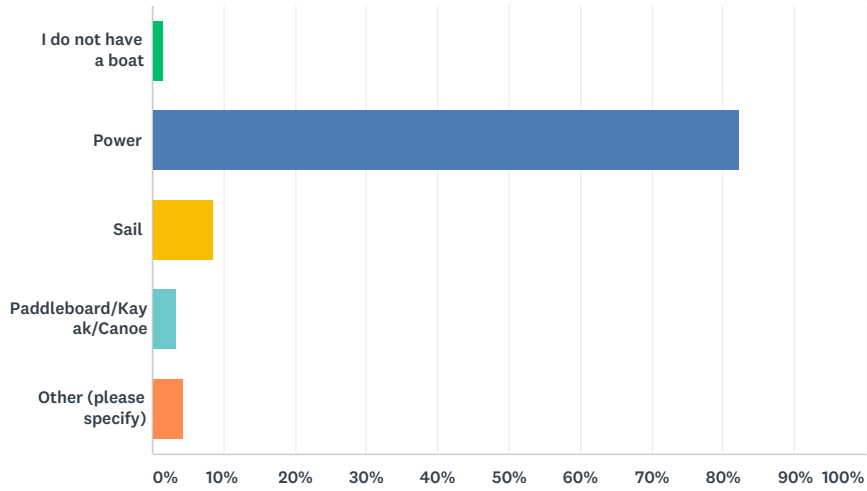


	1	2	3	4	5	6	7	TOTAL	SCORE
Location on the reservoir/proximity to preferred boating area	29.15% 65	17.49% 39	11.21% 25	11.21% 25	11.21% 25	11.66% 26	8.07% 18	223	4.75
Proximity to Boise	17.32% 40	16.88% 39	9.09% 21	12.12% 28	12.12% 28	12.99% 30	19.48% 45	231	3.98
Launch ramp capacity (number of launch lanes)	14.78% 34	22.61% 52	23.48% 54	16.09% 37	8.26% 19	11.74% 27	3.04% 7	230	4.72
Parking (number and ease of parking)	22.13% 52	24.26% 57	20.85% 49	20.85% 49	7.23% 17	3.40% 8	1.28% 3	235	5.18
Launch ramp length (accessibility during periods of low water)	6.90% 16	7.76% 18	18.10% 42	17.24% 40	31.47% 73	9.91% 23	8.62% 20	232	3.77
Boater service amenities (restrooms, etc)	6.99% 16	7.42% 17	11.35% 26	13.97% 32	17.90% 41	34.50% 79	7.86% 18	229	3.37
Cost	8.73% 20	6.99% 16	7.42% 17	6.99% 16	9.61% 22	13.10% 30	47.16% 108	229	2.70

Lucky Peak Boater Survey

Q7 What type of boat do you have?

Answered: 271 Skipped: 0



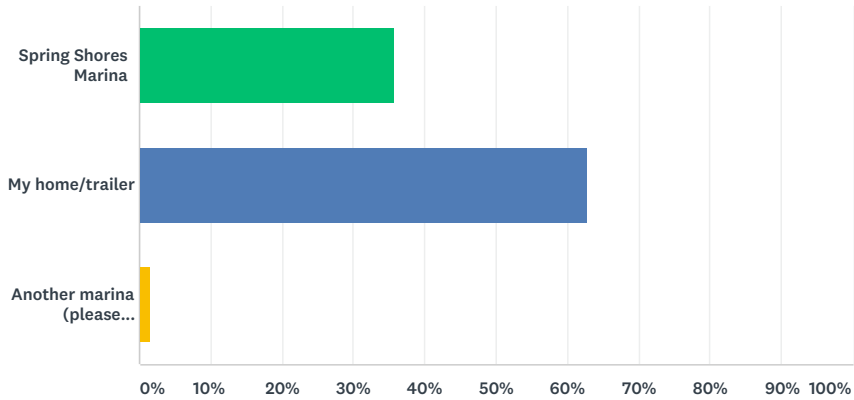
ANSWER CHOICES	RESPONSES	
I do not have a boat	1.48%	4
Power	82.29%	223
Sail	8.49%	23
Paddleboard/Kayak/Canoe	3.32%	9
Other (please specify)	4.43%	12
TOTAL		271

#	OTHER (PLEASE SPECIFY)	DATE
1	Multiple kinds	6/30/2019 8:47 PM
2	Jet skis	6/30/2019 4:21 AM
3	PWC (Jetski)	6/29/2019 10:00 PM
4	Jet ski	6/29/2019 12:18 AM
5	J	6/28/2019 11:13 PM
6	Amphicar	6/28/2019 9:11 PM
7	Pontoon	6/26/2019 2:46 PM
8	jet boat i go faaaaaaaaaast	6/26/2019 9:55 AM
9	Sail/row/power	6/21/2019 12:10 PM
10	Fishing boat	6/15/2019 11:15 AM
11	pontoon	6/14/2019 2:37 PM
12	Malibu Wakesetter	6/14/2019 12:56 PM

Lucky Peak Boater Survey

Q8 Where do you keep your boat now?

Answered: 269 Skipped: 2



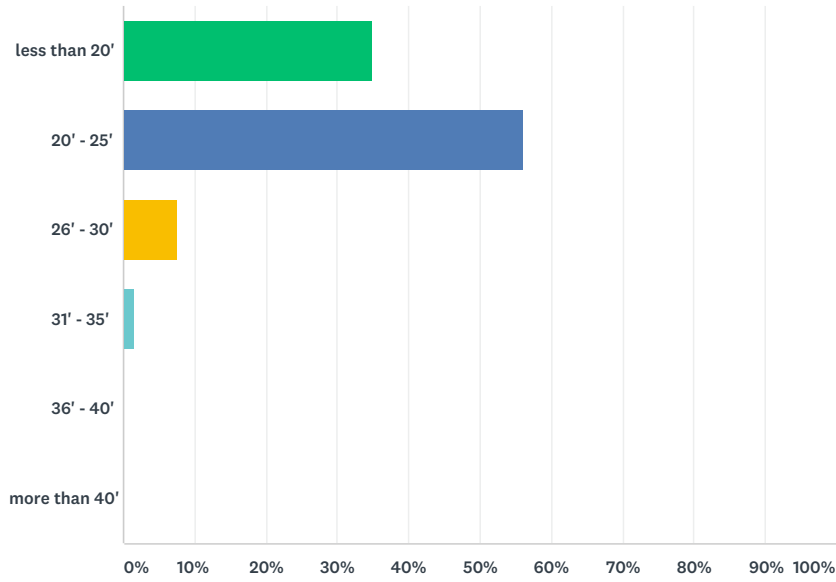
ANSWER CHOICES	RESPONSES
Spring Shores Marina	35.69% 96
My home/trailer	62.83% 169
Another marina (please specify)	1.49% 4
TOTAL	269

#	ANOTHER MARINA (PLEASE SPECIFY)	DATE
1	May hardware	6/27/2019 10:47 PM
2	Storage unit	6/15/2019 4:53 PM
3	Storage facility	6/14/2019 2:24 PM
4	We keep our boat in dry storage at Spring Shores Marina as we are on the waitlist for a slip.	6/14/2019 1:14 PM

Lucky Peak Boater Survey

Q9 Please indicate your boat's overall length

Answered: 269 Skipped: 2

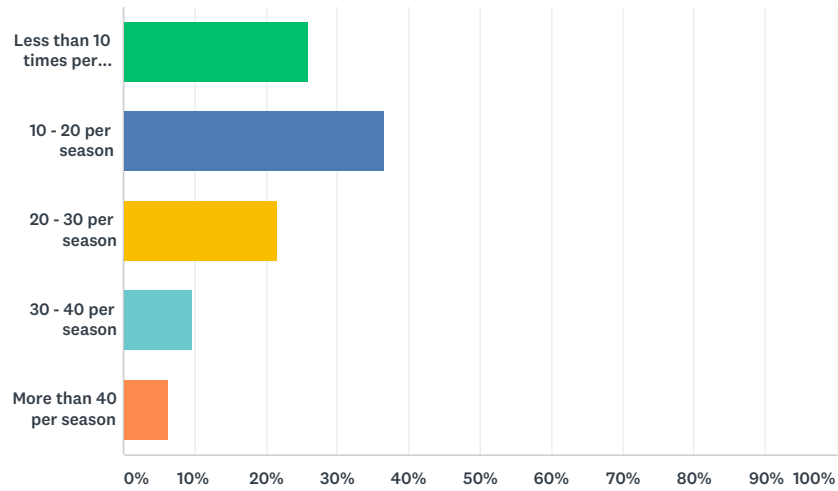


ANSWER CHOICES	RESPONSES	
less than 20'	34.94%	94
20' - 25'	56.13%	151
26' - 30'	7.43%	20
31' - 35'	1.49%	4
36' - 40'	0.00%	0
more than 40'	0.00%	0
TOTAL		269

Lucky Peak Boater Survey

Q10 How many days per season do you use your boat at Spring Shores Marina?

Answered: 270 Skipped: 1

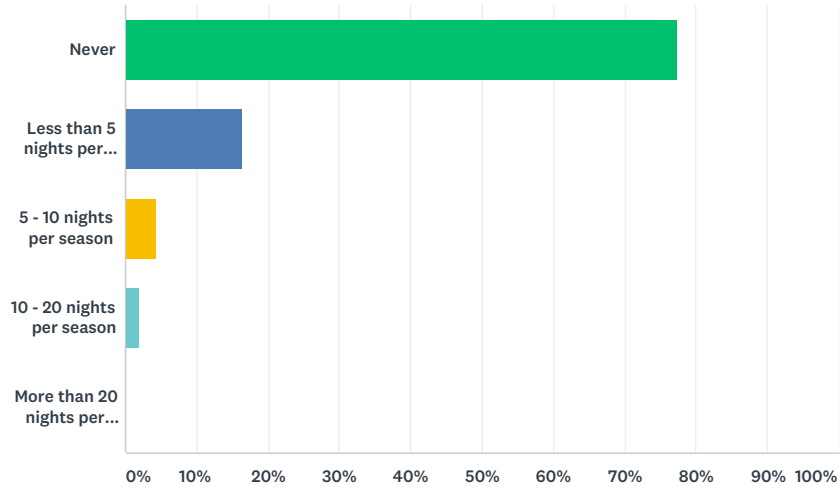


ANSWER CHOICES	RESPONSES	
Less than 10 times per season	25.93%	70
10 - 20 per season	36.67%	99
20 - 30 per season	21.48%	58
30 - 40 per season	9.63%	26
More than 40 per season	6.30%	17
TOTAL		270

Lucky Peak Boater Survey

Q11 How often do you spend the night on your boat on the docks at Spring Shores Marina?

Answered: 269 Skipped: 2

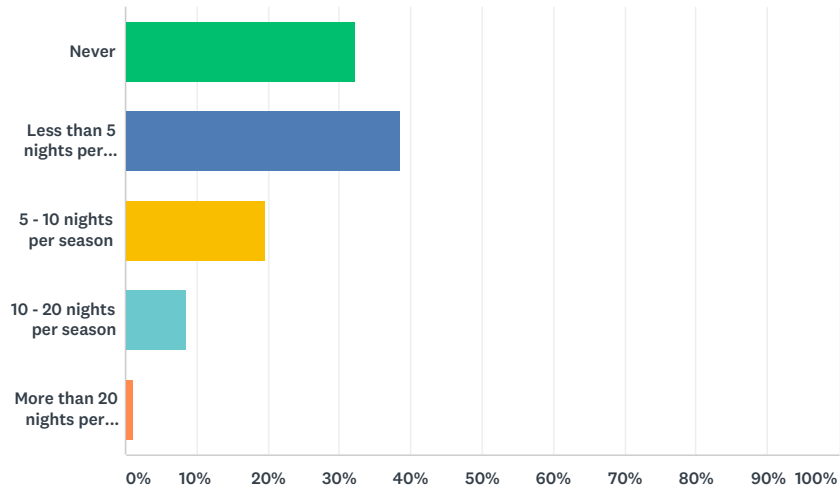


ANSWER CHOICES	RESPONSES	
Never	77.32%	208
Less than 5 nights per season	16.36%	44
5 - 10 nights per season	4.46%	12
10 - 20 nights per season	1.86%	5
More than 20 nights per season	0.00%	0
TOTAL		269

Lucky Peak Boater Survey

Q12 How often do you spend the night on your boat or camping at other locations accessed by boat on Lucky Peak Reservoir?

Answered: 270 Skipped: 1

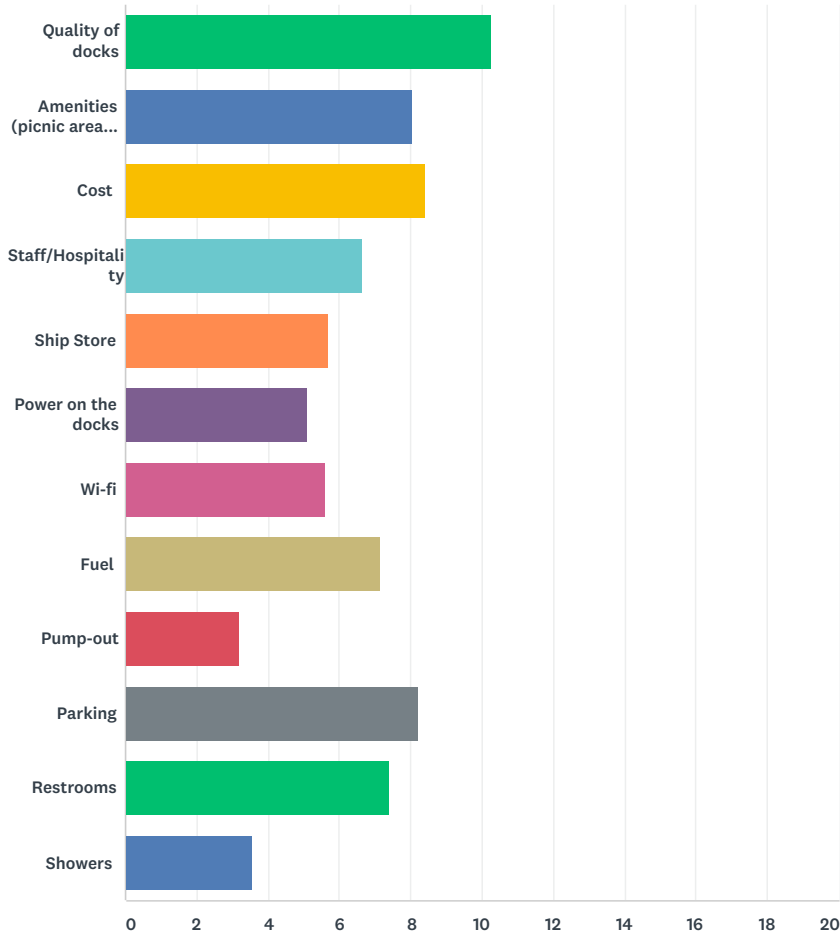


ANSWER CHOICES	RESPONSES	
Never	32.22%	87
Less than 5 nights per season	38.52%	104
5 - 10 nights per season	19.63%	53
10 - 20 nights per season	8.52%	23
More than 20 nights per season	1.11%	3
TOTAL		270

Lucky Peak Boater Survey

Q13 Please rank the following marina features in order of importance to you:

Answered: 259 Skipped: 12



	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Quality of docks	48.19% 120	17.27% 43	8.43% 21	6.02% 15	6.83% 17	3.61% 9	3.21% 8	1.61% 4	0.40% 1	1.20% 3	1.61% 4	1.61% 4	259
Amenities (picnic areas, play areas, etc)	4.98% 12	21.16% 51	14.52% 35	12.45% 30	10.79% 26	8.71% 21	5.39% 13	6.22% 15	4.56% 11	4.56% 11	4.15% 10	2.49% 6	259
Cost	16.18% 39	13.28% 32	19.50% 47	9.96% 24	7.88% 19	7.88% 19	8.30% 20	3.32% 8	3.73% 9	2.49% 6	1.66% 4	5.81% 14	259
Staff/Hospitality	2.16% 5	5.60% 13	6.90% 16	15.09% 35	8.62% 20	17.67% 41	10.78% 25	10.78% 25	6.03% 14	7.76% 18	6.03% 14	2.59% 6	259
Ship Store	0.87% 2	1.74% 4	3.48% 8	5.65% 13	16.96% 39	9.13% 21	13.04% 30	15.65% 36	13.04% 30	8.70% 20	7.83% 18	3.91% 9	259
Power on the docks	2.64% 6	3.08% 7	3.96% 9	3.52% 8	5.29% 12	9.69% 22	9.69% 22	12.33% 28	17.62% 40	16.30% 37	8.37% 19	7.49% 17	259
Wi-fi	3.42% 8	3.85% 9	6.41% 15	6.84% 16	7.26% 17	7.26% 17	13.68% 32	11.97% 28	12.39% 29	7.69% 18	10.26% 24	8.97% 21	259
Fuel	4.55% 11	8.26% 20	12.40% 30	11.98% 29	12.40% 30	8.68% 21	7.85% 19	11.98% 29	7.85% 19	11.16% 27	2.48% 6	0.41% 1	259
Pump-out	1.77% 4	2.21% 5	1.77% 4	1.77% 4	0.00% 0	1.77% 4	3.54% 8	3.98% 9	16.37% 37	15.04% 34	23.01% 52	28.76% 65	259
Parking	13.77% 34	17.41% 43	12.15% 30	11.34% 28	10.12% 25	6.88% 17	7.29% 18	3.64% 9	4.45% 11	8.10% 20	4.05% 10	0.81% 2	259
Restrooms													
Showers													

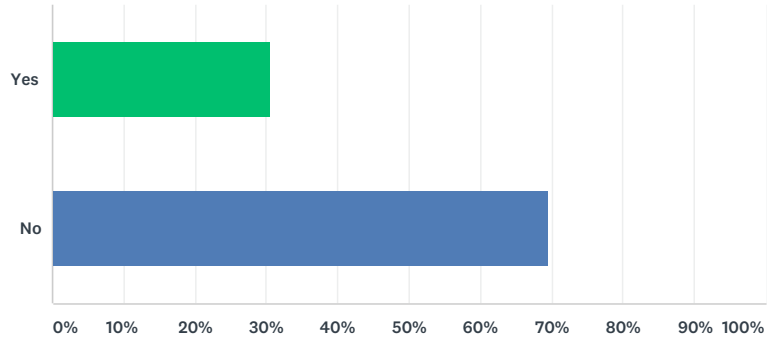
Lucky Peak Boater Survey

Restrooms	4.55%	7.85%	13.22%	16.12%	11.57%	12.81%	11.98%	5.37%	3.31%	2.07%	9.50%	1.65%	2:
	11	19	32	39	28	31	29	13	8	5	23	4	
Showers	2.17%	3.04%	1.30%	2.17%	3.04%	5.65%	3.48%	10.00%	6.96%	11.30%	16.96%	33.91%	2:
	5	7	3	5	7	13	8	23	16	26	39	78	

Lucky Peak Boater Survey

Q14 If larger slips were available at Spring Shores Marina, would you consider buying a larger boat?

Answered: 269 Skipped: 2

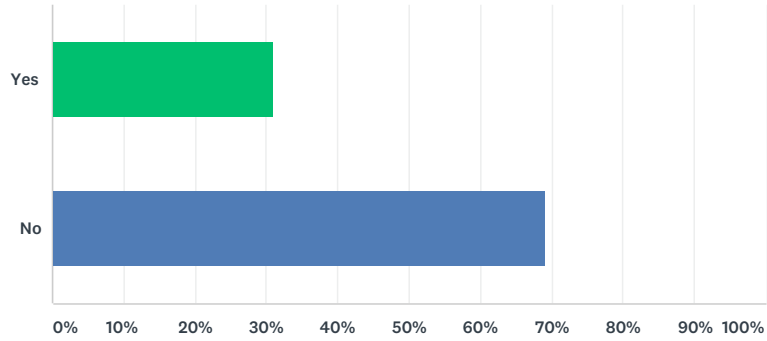


ANSWER CHOICES	RESPONSES	
Yes	30.48%	82
No	69.52%	187
TOTAL		269

Lucky Peak Boater Survey

Q15 If shore power was available at Spring Shores Marina, would you consider buying a boat that utilizes shore power?

Answered: 268 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	30.97%	83
No	69.03%	185
TOTAL		268

Lucky Peak Boater Survey

Q16 What is the single most important improvement that could be made to Spring Shores Marina to make it more desirable to you?

Answered: 236 Skipped: 35

#	RESPONSES	DATE
1	Mitigate wakeboat wakes and a shower.	7/1/2019 2:32 PM
2	More food options	7/1/2019 1:47 PM
3	Expand parking	7/1/2019 7:44 AM
4	Parking	7/1/2019 12:05 AM
5	We need more designated NON boating docks for swimmers. Robie Creek is a perfect example. Add more docks and you will have less confrontation between boater and swimmer.	6/30/2019 8:47 PM
6	More accessible launch and parking facility for the volume of people moving to the valley.	6/30/2019 7:51 PM
7	More slips.	6/30/2019 4:21 PM
8	Available boat slips	6/30/2019 4:07 PM
9	Ability to pay toward the slip before the season starts. For example having the option to start paint \$100.00 per month in December or January. By boating season, it would be paid for & perhaps the park can start projects earlier during the spring.	6/30/2019 3:19 PM
10	amenities	6/30/2019 1:41 PM
11	Wish spring shores was more inclined to embrace the fishing community more. Not only the big pleasure boaters. I feel they are missing out on a big chunk of revenue if they would carry fishing gear and help them more. As a business owner that makes fishing gear. I would want to look at all ways to bring in customers. To charge someone to fish from shore is hurting and driving fisherman/women to other parts of the lake or even away from the lake.	6/30/2019 11:46 AM
12	Don't make it too crowded. Keep it accessible to the public and not only those with money.	6/30/2019 11:31 AM
13	Free spots to dock at while have lunch and use the restrooms, thus a nicer restaurant would be nice too!	6/30/2019 11:14 AM
14	Parking and swim area	6/30/2019 10:58 AM
15	docks	6/30/2019 10:57 AM
16	better cell phone service	6/30/2019 10:30 AM
17	More parking	6/30/2019 10:15 AM
18	Add more floating docks around the reservoir perimeter. It's nice to be able to stop and take a break without trying to find an open camp site.	6/30/2019 10:12 AM
19	better control of the launch ramps. Boaters launch on the loading side and load on the launch side causing confusion and a lot of stress between boaters on the ramps.	6/30/2019 9:41 AM
20	More slips. I would rent a slip in a heartbeat if there was one available.	6/30/2019 6:51 AM
21	More parking	6/30/2019 4:21 AM
22	Longer pavement and docks for low water.	6/30/2019 1:22 AM
23	Police the area better for drunk boaters and correct ramp procedures. When to launch and strap down the boat.	6/30/2019 1:02 AM
24	More slips	6/30/2019 12:19 AM
25	Services for the area like store, maybe restaurant, good places to dock, fuel, and an area to relax (grass, park)	6/29/2019 10:00 PM
26	parking	6/29/2019 10:00 PM
27	restrooms cleaned	6/29/2019 9:46 PM
28	Nothing	6/29/2019 8:13 PM
29	Designate early morning hours no wake, fishing priority to 930am	6/29/2019 7:53 PM
30	Parking and wider boat ramps	6/29/2019 7:05 PM
31	More camping for RVs!!! The marina and docks are great. Add more camping!!	6/29/2019 7:03 PM
32	Single slips	6/29/2019 6:54 PM
33	More slips for boats and more parking.	6/29/2019 6:36 PM
34	More over flow parking and Longer East ramp.	6/29/2019 5:59 PM
35	More beaches and docks. Less crowded	6/29/2019 5:26 PM

Lucky Peak Boater Survey

36	None. Love it just as it is.	6/29/2019 4:27 PM
37	Length of launch platform.	6/29/2019 3:49 PM
38	Do not put big boats in a slip that can't accommodate them. I had damage to my boat last year because of a pontoon in my slip. I had to make my first insurance claim and pay the deductible.	6/29/2019 1:22 PM
39	Stay as it is now. The IP&R man in the news did not even mention water quality/air quality/enforcement issues.	6/29/2019 1:18 PM
40	More accessible to everyone	6/29/2019 12:11 PM
41	Opening marina earlier in the spring, possibly May 1 st. or sooner depending on weather ; in the same manner that Bogus does in winter.	6/29/2019 11:55 AM
42	Larger beach accommodations that you can get to without a boat	6/29/2019 11:54 AM
43	Really would just like more docks put around the lake and the areas that there are docks cleaned out for families to play with their kids and enjoy the lake. Really getting difficult these days with all the people moving to Boise.	6/29/2019 11:43 AM
44	Retaining overnight camping	6/29/2019 11:10 AM
45	increased enforcement of boating laws during highly congested times (removal of the drunks and reckless powerboat operators)	6/29/2019 10:43 AM
46	More ramps and parking	6/29/2019 10:38 AM
47	Keep the traffic down this area is growing to fast. Let's not make the same mistaken being made on our highways.	6/29/2019 10:22 AM
48	I've been on the waiting list for a slip	6/29/2019 10:11 AM
49	Don't make it bigger... Bigger is NOT better.	6/29/2019 10:04 AM
50	More regular sized slips	6/29/2019 8:16 AM
51	Better concessions and parking	6/29/2019 4:38 AM
52	Parking	6/29/2019 1:35 AM
53	Allow fewer people to launch each day. The lake is overcrowded and dangerous.	6/29/2019 1:26 AM
54	A great store with cheap boat rentals available.	6/29/2019 1:25 AM
55	Better bathroom	6/29/2019 1:21 AM
56	RV parking	6/29/2019 1:17 AM
57	Parking	6/29/2019 1:14 AM
58	More parking and more ramps	6/29/2019 12:57 AM
59	A dedicated lane of entry for those of us who have permits and pay for moorage	6/29/2019 12:29 AM
60	More parking!	6/29/2019 12:20 AM
61	More sites to picnic—more trees/shade	6/29/2019 12:18 AM
62	Please for the love of God put in more parking. Please. Seriously.	6/29/2019 12:11 AM
63	Enlarge the marina to better support demand	6/29/2019 12:07 AM
64	WiFi and more services. Need to charge more for slips to attract habitual boaters.	6/29/2019 12:00 AM
65	Less-people	6/28/2019 11:46 PM
66	Do not add more docks the lake is busy enough. Its already unsafe at times to ski or wakeboard	6/28/2019 11:40 PM
67	Web Cameras to check weather & boat	6/28/2019 11:34 PM
68	Quality of docks. White Rubber trim is too hard (old).	6/28/2019 11:30 PM
69	Nothing, it is already too packed and busy for the size of lake.	6/28/2019 11:13 PM
70	Parking	6/28/2019 11:10 PM
71	Keep res up higher in winter and do so work on lower end of boat ramp	6/28/2019 11:02 PM
72	More Parking	6/28/2019 10:21 PM
73	Less cost overall. And more boating options for storage	6/28/2019 10:09 PM
74	bigger marina: more slips, more large slips	6/28/2019 10:08 PM
75	Boat trailer parking and campground area above to accommodate rv/tents, etc.	6/28/2019 10:06 PM
76	Longer east ramp	6/28/2019 9:53 PM
77	Plant more trees to replace the ones that were taken out in the last upgrade.	6/28/2019 9:17 PM
78	Cell phone service	6/28/2019 9:11 PM
79	Please leave it the way it is. The lake is too crowded already, if you add parking and slips, it will make it even worse.	6/28/2019 9:03 PM

Lucky Peak Boater Survey

80	Improve camping sites and have restrooms accessible	6/28/2019 9:02 PM
81	More parking.	6/28/2019 8:35 PM
82	NO iprovement	6/28/2019 8:26 PM
83	OUTDOOR showers	6/28/2019 7:52 PM
84	Improved docks	6/28/2019 7:16 PM
85	Bigger Marina	6/28/2019 3:18 PM
86	A full-functioning restaurant	6/28/2019 3:16 PM
87	Wifi -better cell coverage	6/28/2019 11:25 AM
88	More large slips for boats over 24'	6/28/2019 12:17 AM
89	Restaurant	6/27/2019 10:47 PM
90	More slips!!!!	6/27/2019 7:37 PM
91	I just wish it was closer to the city. We prefer to get on the lake as soon as we can a Barclay Bay.	6/27/2019 5:18 PM
92	Fewer people	6/27/2019 10:33 AM
93	Improve west launch with more parking	6/26/2019 11:51 PM
94	Control of water level. More time on the water	6/26/2019 11:34 PM
95	Wake attenuators and fewer people	6/26/2019 9:56 PM
96	Parking, and designated parking for employees and first responders.	6/26/2019 9:54 PM
97	Docks!	6/26/2019 7:28 PM
98	More spaces	6/26/2019 4:56 PM
99	Wave Break in the slips. Shore Power. Dock Lockers.	6/26/2019 2:46 PM
100	Wave Attenuator	6/26/2019 1:56 PM
101	bar/restaurant	6/26/2019 1:24 PM
102	more parking	6/26/2019 12:33 PM
103	Break Water	6/26/2019 11:34 AM
104	Designated parking area for marina mooring customers.	6/26/2019 11:09 AM
105	Easier access and more parking for trailers and cars	6/26/2019 10:21 AM
106	Cell Tower	6/26/2019 10:17 AM
107	a bar like the mile high marina in McCall would be awesome	6/26/2019 9:55 AM
108	have it ready when season starts	6/26/2019 9:14 AM
109	Wave Breaks	6/26/2019 9:13 AM
110	Wave breaks	6/26/2019 9:03 AM
111	N/A	6/26/2019 8:47 AM
112	Parking convenience	6/26/2019 5:42 AM
113	Extending the launch lane markings up and over the hump, to be visible further back from the water.	6/26/2019 12:17 AM
114	Road/lane Access when the road is backed up with people trying to launch their boat.	6/26/2019 12:10 AM
115	The Marina its self is good. The parking area could be bigger and it needs loading/unloading lanes for boaters to use before and after launching and not so many single vehicle parking spots, pave the west end dirt parking area	6/25/2019 11:38 PM
116	Better WiFi and lower slip costs	6/25/2019 11:03 PM
117	Preferred parking for slip owners.	6/25/2019 10:34 PM
118	Adding more slips! Waiting time to get a slip is far too long for boats over 22 feet.	6/25/2019 10:13 PM
119	More parking	6/25/2019 10:13 PM
120	Keep it small. It is already crowded on the lake.	6/25/2019 8:59 PM
121	More spaced. Easier to navigate	6/25/2019 6:26 PM
122	Parking!!	6/25/2019 6:17 PM
123	Restaurant and bar	6/25/2019 6:17 PM
124	Peaceful atmosphere	6/25/2019 6:17 PM
125	More spaces and a breakwater/wave attenuator	6/25/2019 6:13 PM
126	Shaded slips	6/25/2019 5:30 PM
127	Add more slips	6/25/2019 4:42 PM

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128	More docks to load/unload. Longer hours of store at marina, like to 9pm, or sunset. More parking	6/25/2019 2:39 PM
129	Camping	6/25/2019 2:12 PM
130	More slips for larger boats. We had a slip but when we purchased a larger boat it would not fit. We really miss it and would pay just about anything to have a slip again. Our kids and family love Lucky Peak.	6/25/2019 1:46 PM
131	More dock room for boats coming in to access marina services. Not enough dock space	6/25/2019 1:26 PM
132	Monitoring of boaters putting in and pulling out - hardly any one follows the rules. when pulling out they park wherever and it's usually obstructing the flow. When putting in they are not completely ready before pulling into the launch line. Reserved online parking would be great and the west end needs paved.	6/25/2019 1:07 PM
133	get the geese problem under control	6/24/2019 4:15 PM
134	Parking	6/24/2019 10:50 AM
135	Educate the boaters on what a "no wake zone" is, A place on the lake the is only for non-motorized craft, such as paddle boards, swimming, kayaks. Less motor boats keep our waters clean. I use Lucky Peak almost everyday the water is over 55 for long distance swimming...	6/23/2019 5:44 PM
136	More slips	6/23/2019 1:32 PM
137	Parking. I'd like to know whenever I go boating I can park without waiting in line to get in to use my slip. We also miss the floating docks that used to be scattered around the lake.	6/21/2019 11:49 PM
138	Much better protection at the docks. The sides of the docks to not afford good protection from boat damage.	6/21/2019 12:10 PM
139	Longer season	6/20/2019 7:01 PM
140	More larger slips. I would love to buy a boat bigger then 21 ft, but don't want to wait for so long to get slip.	6/20/2019 4:09 PM
141	Amenities and boat store with reasonable prices at the grill.	6/20/2019 1:02 PM
142	Preferred parking for seasonal slip tenants.	6/20/2019 10:42 AM
143	Improve parking	6/20/2019 12:40 AM
144	More boat slips to accommodate larger boats and slips/docks that are stabilized or protected by barriers against damaging waves.	6/19/2019 3:35 PM
145	More parking	6/19/2019 1:34 PM
146	Better slips that can accommodate newer boats that are wider. Better protected marina with breakwater. Covered slips. Anything to decrease the damage that occurs to my boat!	6/19/2019 12:09 PM
147	General appearance. Cut grass / weeds, clean tree debris ect...	6/18/2019 7:29 PM
148	Better wake protection for the slips	6/18/2019 3:04 PM
149	More slips. We have been on the waiting list for four years now.	6/17/2019 10:27 PM
150	More parking for cars with trailers. That is 100% the largest issue with using Lucky Peak today.	6/17/2019 9:53 PM
151	Parking and availability of slips	6/17/2019 9:27 PM
152	breakwater	6/17/2019 4:32 PM
153	dont Make more slips make the slips bigger. Too many of the 20 foot and less slips .	6/17/2019 4:22 PM
154	1. Floating wave attenuator. Docked boats are being damaged by ski/wake boarding boats wake. 2. Staging area for boats. Traffic thru the parking gets blocked by people getting the boats ready to be launched	6/17/2019 4:08 PM
155	More slips so the wait list for securing a slip is more readily available. I've been told I'll be waiting approximately 6-8 years. By then, I may not still own a boat or may have a different sized boat. Also, perhaps having hours for wake power boating to both preserve the shoreline and local flora and fauna, but also to preserve a peaceful atmosphere without college kids partying at high speeds with their music blaring. Not to kill their fun, but some reasonable parameters can preserve their fun while not inhibiting the fun of others.	6/17/2019 2:10 PM
156	More boat slip options. Better boat slip so I can buy a new boat. Have been looking at new boats but my slip wont accommodate anything over 20'. I would like a slip further out so I can keep my boat in longer for the season. Have been a slip renter for many years.	6/17/2019 1:59 PM
157	Too many boats on that end of the lake already, don't make it easier to get even more boats on the water.	6/17/2019 1:24 PM
158	Very satisfied with Spring Shores and the fantastic staff headed by Surat. Keeping the cost of the slip down is very important to us.	6/17/2019 11:53 AM
159	parking	6/17/2019 11:52 AM
160	More capacity (on the waiting list for a slip for our 25 ft boat)	6/17/2019 11:13 AM
161	Happy with existing set up but parking can be a challenge on busy weekends.	6/17/2019 10:15 AM
162	More docks, shorter wait list	6/17/2019 3:45 AM

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163	Larger no wake zone in front of Spring Shores Marina	6/17/2019 12:12 AM
164	Better landscaping for picnics. Better access to boat docks rather than walking down grass with big holes in the landscaping.	6/16/2019 11:54 PM
165	More yearly rental slips	6/16/2019 10:51 PM
166	Remove goose feces on a regular basis from docks and walkways.	6/16/2019 10:05 PM
167	I actually like it how it is. I am retired but it would good to see it made more open to young people on tight budgets with families for fishing and swimming activities. It seems access is pretty limited unless you can afford a boat.	6/16/2019 4:47 PM
168	Parking and wait time for the docks	6/16/2019 12:20 PM
169	increase the size of the slips so getting into the slips isn't so difficult and boats are not so close together, a wave break as the wakes coming into the marina can be very rough, and increase of parking.	6/16/2019 10:17 AM
170	expanded fuel hours	6/16/2019 9:04 AM
171	Storage boxes in the slips	6/16/2019 5:50 AM
172	More slips	6/15/2019 9:46 PM
173	Able to put a dock box at my slip.	6/15/2019 5:33 PM
174	More slips to shorten the waitlist.	6/15/2019 4:53 PM
175	Keep Lucky Peak & Spring Shores Marina open 30 days longer.	6/15/2019 4:33 PM
176	More parking and slips	6/15/2019 2:53 PM
177	More slips, I was told I can expect to wait 8 years until one is available. Also more parking, I won't even boat in weekends anymore because I can't park. Would also like to see more docks throughout the lake	6/15/2019 2:34 PM
178	Bigger so I could get a slip in my lifetime.	6/15/2019 1:35 PM
179	Longer season	6/15/2019 11:49 AM
180	Showers and assigned Larkin's for slip renters	6/15/2019 11:24 AM
181	Kokanee fishing has collapsed. If the State Parks department could emphasize to Fish and Game that the fishery is part of the attraction of Lucky Peak, that would be helpful.	6/15/2019 11:17 AM
182	Cheaper food (retired and they are high for us that go there often)	6/15/2019 11:15 AM
183	Wave attenuator	6/15/2019 10:34 AM
184	Keeping the Maria open longer	6/15/2019 9:31 AM
185	A better wave reduction barrier to protect the boats in the marina	6/15/2019 9:25 AM
186	More slips. Waiting list is FAR TOO LONG for boats over 21 feet.	6/15/2019 3:13 AM
187	Bottom line is that boats are getting wider faster than longer. The slips do not account for that. Also, with the current economy I think bigger slips could be offered and charged for...I would pay quite a bit more for larger slip. I also think bins for covers on the docks would be nice	6/15/2019 2:09 AM
188	More rental slips (seasonal)	6/15/2019 1:22 AM
189	More temporary docking space to access the marina. We used to stop and get ice cream for the kids during the day but it's become next to impossible on weekends. The space at the docks is taken up by the rentals and leaves very little space for other users that would like to use the marinas facilities. Our boat has also been hit when docked by rentals coming in/out of the docks and not knowing how to properly operate their rental. Would be nice if there was a better process for food orders. We've tried ordering lunch a couple times and have quickly gone back to picnic lunches because the food service is so slow.	6/15/2019 12:53 AM
190	ease of getting a boat in	6/15/2019 12:20 AM
191	Find solution to geese droppings. All over grass, docks, walkways. Awful for everyone - especially children wanting to run around.	6/15/2019 12:06 AM
192	Limit day launches Create a launch fee or user fee Ban wake boats due to unsafe waters in channels and erosion caused by them	6/14/2019 11:26 PM
193	Stock way more fish	6/14/2019 7:14 PM
194	More socks	6/14/2019 6:34 PM
195	More slips to rent. We are on the list and still waiting for a boat slip under 20'. Thanks! We love Lucky Peak	6/14/2019 5:41 PM
196	Longer Season. Water drops too soon.	6/14/2019 5:35 PM
197	Better Restaurant	6/14/2019 5:25 PM
198	Better enforcement of the rules, too many people driving the wrong way, no wake zone not respected, etc..	6/14/2019 5:14 PM
199	More slips for larger boats	6/14/2019 5:08 PM

Lucky Peak Boater Survey

200	Dock stability. Decrease waves that cause damage to the boat and the marina.	6/14/2019 4:36 PM
201	Wave attenuation system. We would sleep on the boat in the marina, eat at the cafe if there were no waves/wakes at the marina.	6/14/2019 4:35 PM
202	Construct or improve the jetty to control waves and turbulence when launching or pulling out.	6/14/2019 4:27 PM
203	N/A	6/14/2019 4:21 PM
204	Add a webcam to show current winds/weather	6/14/2019 4:19 PM
205	More slips.	6/14/2019 3:55 PM
206	Increase the width of the slips. Boat beams have increased over the years, but slip have not kept pace. My boat is 20" and when another boat is in the slip we are practically touching. This is dangerous especially with the wave action of passing boats out on the lake. Additionally, I have lost numerous fenders/bumpers due to the wave action causing the boat to rock and dislodge the attachment. This is my #1 complaint and if the slip width could be increased 6 to 12 inches it would be a major improvement.	6/14/2019 3:55 PM
207	Parking	6/14/2019 3:52 PM
208	Bigger slips	6/14/2019 3:40 PM
209	each season seems shorter use and the cost keeps going up We finally gave up our dock for this reason.	6/14/2019 2:37 PM
210	A breakwater to protect the docks. More dslips	6/14/2019 2:24 PM
211	Add more boat slips and additional parking.	6/14/2019 2:23 PM
212	Adding a roped off swim area so families have the option to boat or play up at Spring Shores Marina. A proper sandy beach close to the store, restrooms and boating would make it the ultimate destination. I would go up there with my kiddo just for that. Discovery park is dirty stagnant water and quite crowded.	6/14/2019 2:14 PM
213	Ability to use boat lift	6/14/2019 2:14 PM
214	We need more slips to house boats and a breakwater to protect the boats in the marina.	6/14/2019 2:02 PM
215	Better/more parking.	6/14/2019 2:02 PM
216	I'm on the waiting list, so more slips. But beyond that, I'd love to have accessible dry storage. I like storing my boat out of the water, but I want to be able to leave my mast up. In Colorado I kept my boat in dry storage at Chatfield Reservoir and it was awesome. I'd prefer a dry storage parking spot over a slip.	6/14/2019 1:55 PM
217	A camera for each row of slips that I can look at online.	6/14/2019 1:55 PM
218	More room for boaters. Get the rentals out of the way. Have not gone into the marina due to no parking because of the rentals taking up all the space. Used to frequent the marina almost every trip and now barely visit due to the rentals taking up the space.	6/14/2019 1:45 PM
219	Better bathroom facility with showers	6/14/2019 1:42 PM
220	Na	6/14/2019 1:34 PM
221	Trees, shaded picnic areas and more parking	6/14/2019 1:32 PM
222	Pushing the "no-wake" zone out much further. I had a slip for a couple of seasons, but the proximity and size of wakes is too hard on a boat. The convenience of a slip is much less than the damage my boat sustained. Another positive would be more supervision and support at the ramps. This area can get chippy, and having an authority figure there to help people get along would be nice.	6/14/2019 1:24 PM
223	more slips for longer sailboats.	6/14/2019 1:23 PM
224	power to slips	6/14/2019 1:18 PM
225	Access to a slip!!! We would boat more often if we did not need to trailer in each time. Which would increase our yardage of the store and marina. Our previous marina the slips had varying sizes of decks. This allowed space to keep a small Corp of Engineers approved Pellet grill and chairs. We also had a deck box to store gear. It made boating very convenient and relaxing. I would also be interested in all year dry storage at the Marina after the water level is to low for slip storage.	6/14/2019 1:14 PM
226	Better traffic control at the entrance.	6/14/2019 1:13 PM
227	parking and getting rid of the geese	6/14/2019 1:12 PM
228	Better maintained. Tired of walking through Goose Poop.	6/14/2019 1:11 PM
229	Grills for cooking on in the marina picnic area would be good.	6/14/2019 1:09 PM
230	More slips for seasonal storing	6/14/2019 1:05 PM
231	Trailer storage	6/14/2019 12:58 PM
232	More marina slips to store my boat on the lake for the summer!!	6/14/2019 12:56 PM
233	RV amenities (electric/water)	6/14/2019 12:56 PM

Lucky Peak Boater Survey

234	More slips. Have been on the waiting list since 2015 and they say we are still 2 years out. Would enjoy lucky peak a lot more if we could leave our boat up there with power and amenities	6/14/2019 12:55 PM
235	Shore power	6/14/2019 12:52 PM
236	Fixed docks, so they don't have to be moved.	6/10/2019 3:03 PM

Lucky Peak Boater Survey

Q17 In what city and state do you live?

Answered: 265 Skipped: 6

#	RESPONSES	DATE
1	Meridian IDAHO	7/1/2019 4:54 PM
2	Boise, ID	7/1/2019 2:32 PM
3	Boise, ID	7/1/2019 1:48 PM
4	Boise	7/1/2019 1:47 PM
5	Boise, Idaho	7/1/2019 7:44 AM
6	Boise	7/1/2019 12:05 AM
7	Idaho City	6/30/2019 8:47 PM
8	Boise, Idaho 83703	6/30/2019 7:51 PM
9	Boise, Idaho	6/30/2019 7:07 PM
10	Boise, Idaho	6/30/2019 4:21 PM
11	Eagle Idaho	6/30/2019 4:07 PM
12	Boise	6/30/2019 3:19 PM
13	Boise Id	6/30/2019 2:04 PM
14	robie creek	6/30/2019 1:41 PM
15	Boise, Idaho	6/30/2019 11:46 AM
16	Boise	6/30/2019 11:31 AM
17	Boise	6/30/2019 11:14 AM
18	Boise, Idaho	6/30/2019 10:58 AM
19	meridian	6/30/2019 10:57 AM
20	Meridian, Idaho	6/30/2019 10:30 AM
21	Eagle	6/30/2019 10:15 AM
22	Boise Idaho	6/30/2019 10:12 AM
23	Boise	6/30/2019 9:41 AM
24	Boise, Idaho	6/30/2019 6:51 AM
25	Meridian Id	6/30/2019 4:21 AM
26	Boise ID	6/30/2019 1:22 AM
27	Boise Idaho	6/30/2019 1:02 AM
28	Boise	6/30/2019 12:19 AM
29	Boise, Idaho	6/29/2019 10:00 PM
30	boise id	6/29/2019 10:00 PM
31	boise idaho	6/29/2019 9:46 PM
32	Boise, ID	6/29/2019 8:13 PM
33	boise, Idaho	6/29/2019 7:53 PM
34	Boise, ID	6/29/2019 7:05 PM
35	Nampa, Idaho	6/29/2019 7:03 PM
36	Boise	6/29/2019 6:54 PM
37	Boise	6/29/2019 6:51 PM
38	Boise	6/29/2019 6:36 PM
39	Star	6/29/2019 6:27 PM
40	Boise, Id.	6/29/2019 5:59 PM
41	Boise idaho	6/29/2019 5:26 PM
42	Kuna, ID	6/29/2019 4:27 PM
43	Meridian, ID	6/29/2019 3:49 PM
44	Boise, ID	6/29/2019 1:22 PM

Lucky Peak Boater Survey

45	Emmett, ID	6/29/2019 1:18 PM
46	Boise idaho	6/29/2019 12:11 PM
47	Boise,Id.	6/29/2019 11:55 AM
48	Boise Idaho	6/29/2019 11:54 AM
49	Boise, Idaho	6/29/2019 11:43 AM
50	Meridian ID	6/29/2019 11:10 AM
51	Boise	6/29/2019 10:43 AM
52	Meridian, Idaho	6/29/2019 10:38 AM
53	Boise ID	6/29/2019 10:22 AM
54	Boise, Idaho	6/29/2019 10:11 AM
55	Boise, Idaho	6/29/2019 10:04 AM
56	Garden City Idaho	6/29/2019 8:16 AM
57	Meridian Idaho	6/29/2019 4:38 AM
58	Boise	6/29/2019 2:19 AM
59	Boise	6/29/2019 1:35 AM
60	Boise, ID	6/29/2019 1:26 AM
61	Boise, IDAHO	6/29/2019 1:25 AM
62	Kuna, id	6/29/2019 1:21 AM
63	Nampa, Idaho	6/29/2019 1:17 AM
64	Boise, Idaho	6/29/2019 1:14 AM
65	Boise Idaho	6/29/2019 12:57 AM
66	Boise Idaho	6/29/2019 12:29 AM
67	Boise Idaho	6/29/2019 12:20 AM
68	Boise, Idaho	6/29/2019 12:18 AM
69	Boise, ID	6/29/2019 12:11 AM
70	Boise Idaho	6/29/2019 12:07 AM
71	Eagle, IDAHO	6/29/2019 12:00 AM
72	Nampa idaho	6/28/2019 11:46 PM
73	Boise Id	6/28/2019 11:40 PM
74	boise, idaho	6/28/2019 11:39 PM
75	Meridian Idaho	6/28/2019 11:34 PM
76	Meridian, Idaho	6/28/2019 11:30 PM
77	Kuna Idaho	6/28/2019 11:19 PM
78	Meridian, ID	6/28/2019 11:14 PM
79	Boise idaho	6/28/2019 11:13 PM
80	Garden valley, id	6/28/2019 11:10 PM
81	Boise id	6/28/2019 11:02 PM
82	Boise	6/28/2019 10:21 PM
83	Meridian Idaho	6/28/2019 10:09 PM
84	Garden City, ID	6/28/2019 10:08 PM
85	Middleton, Idaho	6/28/2019 10:06 PM
86	Boise	6/28/2019 9:53 PM
87	Boise, Idaho	6/28/2019 9:17 PM
88	Boise, Idaho	6/28/2019 9:11 PM
89	Boise,ID	6/28/2019 9:03 PM
90	Boise Idaho	6/28/2019 9:02 PM
91	Nampa Idaho	6/28/2019 8:35 PM
92	Boise, Id	6/28/2019 8:26 PM
93	Bosie, Idaho	6/28/2019 7:52 PM

Lucky Peak Boater Survey

94	Kuna, Idaho	6/28/2019 7:16 PM
95	Boise Idaho	6/28/2019 5:23 PM
96	Boise ID	6/28/2019 3:18 PM
97	Boise, ID	6/28/2019 3:16 PM
98	Boise, Idaho	6/28/2019 11:25 AM
99	Boise, Idaho	6/28/2019 12:17 AM
100	Boise	6/27/2019 10:47 PM
101	Eagle, Idaho	6/27/2019 7:37 PM
102	Meridian, Idaho	6/27/2019 5:18 PM
103	Boise, ID	6/27/2019 10:33 AM
104	Boise	6/27/2019 12:48 AM
105	Boise id	6/26/2019 11:51 PM
106	Meridian, Id	6/26/2019 11:34 PM
107	Garden City, ID	6/26/2019 9:56 PM
108	Boise, Idaho	6/26/2019 9:54 PM
109	Boise, Idaho	6/26/2019 7:36 PM
110	Boise]	6/26/2019 7:28 PM
111	Boise, ID	6/26/2019 5:47 PM
112	Meridian Idaho	6/26/2019 4:56 PM
113	Boise, Idaho	6/26/2019 2:46 PM
114	Boise, Idaho	6/26/2019 1:56 PM
115	Boise, Idaho	6/26/2019 1:24 PM
116	Meridian ID	6/26/2019 12:33 PM
117	Boise, ID	6/26/2019 11:34 AM
118	Eagle, Idaho	6/26/2019 11:09 AM
119	boise id	6/26/2019 10:50 AM
120	Boise, ID	6/26/2019 10:21 AM
121	Boise, ID	6/26/2019 10:17 AM
122	South East Boise Idaho	6/26/2019 9:55 AM
123	Eagle	6/26/2019 9:14 AM
124	Boise, ID	6/26/2019 9:13 AM
125	Boise, Idaho	6/26/2019 9:03 AM
126	Boise, ID	6/26/2019 8:47 AM
127	Boise Idaho	6/26/2019 5:42 AM
128	Boise, Id	6/26/2019 12:17 AM
129	Boise, ID	6/26/2019 12:10 AM
130	Meridian Idaho	6/25/2019 11:38 PM
131	Boise idaho	6/25/2019 11:03 PM
132	Star, Idaho	6/25/2019 10:34 PM
133	Idaho city, Idaho	6/25/2019 10:33 PM
134	Boise, ID	6/25/2019 10:13 PM
135	Idaho City, Id	6/25/2019 10:13 PM
136	Boise Idaho	6/25/2019 8:59 PM
137	Boise	6/25/2019 8:17 PM
138	Boise, ID	6/25/2019 6:26 PM
139	Boise, ID	6/25/2019 6:17 PM
140	Boise	6/25/2019 6:17 PM
141	Atlanta, GA	6/25/2019 6:17 PM
142	Boise, ID	6/25/2019 6:13 PM

Lucky Peak Boater Survey

143	Boise ID	6/25/2019 5:30 PM
144	Boise Idaho	6/25/2019 4:42 PM
145	Boise	6/25/2019 2:39 PM
146	Meridian, id	6/25/2019 2:12 PM
147	Boise Idaho	6/25/2019 1:46 PM
148	Boise	6/25/2019 1:26 PM
149	Meridian Idaho	6/25/2019 1:07 PM
150	Boise ID.	6/24/2019 4:15 PM
151	Boise, ID	6/24/2019 10:50 AM
152	Boise, idaho	6/23/2019 5:44 PM
153	Boise, Id.	6/23/2019 1:32 PM
154	Boise, ID	6/21/2019 11:49 PM
155	Boise	6/21/2019 12:10 PM
156	Meridian, ID	6/20/2019 7:01 PM
157	Boise, ID	6/20/2019 4:09 PM
158	Boise, Idaho	6/20/2019 1:02 PM
159	Boise, ID	6/20/2019 10:42 AM
160	Boise, ID	6/20/2019 12:40 AM
161	Boise, Idaho	6/19/2019 3:35 PM
162	Meridian id	6/19/2019 1:34 PM
163	Boise	6/19/2019 12:09 PM
164	Boise, ID.	6/18/2019 7:29 PM
165	Boise, ID	6/18/2019 3:04 PM
166	Boise, ID	6/18/2019 11:28 AM
167	Boise, ID	6/17/2019 10:27 PM
168	Meridian, ID	6/17/2019 9:53 PM
169	Boise, Id	6/17/2019 9:27 PM
170	BOISE	6/17/2019 5:20 PM
171	boise, idaho	6/17/2019 4:32 PM
172	Meridian Idaho	6/17/2019 4:22 PM
173	Eagle, Idaho	6/17/2019 4:08 PM
174	Boise, ID	6/17/2019 2:10 PM
175	Boise	6/17/2019 1:59 PM
176	Boise, ID	6/17/2019 1:24 PM
177	Boise Idaho	6/17/2019 11:53 AM
178	Boise , Idaho	6/17/2019 11:52 AM
179	Boise, ID	6/17/2019 11:13 AM
180	Boise, ID	6/17/2019 10:15 AM
181	Meridian ID	6/17/2019 3:45 AM
182	Boise, ID	6/17/2019 12:12 AM
183	Boise	6/16/2019 11:54 PM
184	Meridian ID	6/16/2019 10:51 PM
185	Meridian, id	6/16/2019 10:05 PM
186	Boise	6/16/2019 4:47 PM
187	Meridian Idaho	6/16/2019 12:20 PM
188	Boise ID	6/16/2019 10:17 AM
189	Boise	6/16/2019 9:04 AM
190	Kuna, Idaho	6/16/2019 5:50 AM
191	Meridian, ID	6/15/2019 9:46 PM

Lucky Peak Boater Survey

192	Boise, ID	6/15/2019 8:58 PM
193	Meridian, ID	6/15/2019 5:33 PM
194	Meridian, Idaho	6/15/2019 4:53 PM
195	Kuna, ID	6/15/2019 4:33 PM
196	Meridian ID	6/15/2019 2:53 PM
197	Meridian, Idaho	6/15/2019 2:34 PM
198	Boise, ID	6/15/2019 1:35 PM
199	Boise	6/15/2019 11:49 AM
200	Idaho. B oise	6/15/2019 11:24 AM
201	Boise, ID	6/15/2019 11:17 AM
202	Boise, ID	6/15/2019 11:15 AM
203	Boise ID	6/15/2019 10:34 AM
204	Eagle,	6/15/2019 9:31 AM
205	Boise Idaho	6/15/2019 9:25 AM
206	Boise, ID.	6/15/2019 3:13 AM
207	Meridian ID	6/15/2019 2:09 AM
208	Boise,Id	6/15/2019 1:22 AM
209	Boise, Idaho	6/15/2019 1:21 AM
210	Eagle, ID	6/15/2019 1:15 AM
211	Meridian, ID	6/15/2019 12:53 AM
212	boise idaho	6/15/2019 12:20 AM
213	Boise, ID	6/15/2019 12:06 AM
214	Boise, ID	6/14/2019 11:26 PM
215	Meridian, ID	6/14/2019 10:55 PM
216	Boise, ID	6/14/2019 9:55 PM
217	Boise Idaho	6/14/2019 7:14 PM
218	Meridian	6/14/2019 6:34 PM
219	Boise, Idaho	6/14/2019 5:41 PM
220	Boise, ID	6/14/2019 5:35 PM
221	Boise Idaho	6/14/2019 5:25 PM
222	boise, id	6/14/2019 5:22 PM
223	Meridian, Idaho	6/14/2019 5:14 PM
224	BOISE, ID	6/14/2019 5:08 PM
225	Boise	6/14/2019 4:36 PM
226	Boise	6/14/2019 4:35 PM
227	Middleton ID	6/14/2019 4:27 PM
228	Eagle	6/14/2019 4:21 PM
229	Boise ID	6/14/2019 4:19 PM
230	Boise, Idaho	6/14/2019 3:55 PM
231	Boise, Idaho	6/14/2019 3:55 PM
232	Idaho	6/14/2019 3:52 PM
233	Star, Idaho	6/14/2019 3:40 PM
234	Nampa, I'd	6/14/2019 2:46 PM
235	Idaho	6/14/2019 2:46 PM
236	Boise	6/14/2019 2:37 PM
237	Boise Idaho	6/14/2019 2:24 PM
238	Eagle Idaho	6/14/2019 2:23 PM
239	Boise, ID (SW) 83709	6/14/2019 2:14 PM
240	Boise, ID	6/14/2019 2:14 PM

Lucky Peak Boater Survey

241	boise idaho	6/14/2019 2:07 PM
242	Boise, Idaho	6/14/2019 2:02 PM
243	Boise ID	6/14/2019 2:02 PM
244	Boise	6/14/2019 1:55 PM
245	Boise, Idaho	6/14/2019 1:55 PM
246	Meridian, Idaho	6/14/2019 1:45 PM
247	Boise idaho	6/14/2019 1:45 PM
248	Kuna ID	6/14/2019 1:42 PM
249	Boise ID	6/14/2019 1:34 PM
250	Boise Idaho	6/14/2019 1:32 PM
251	Boise, ID	6/14/2019 1:24 PM
252	Nampa, ID	6/14/2019 1:23 PM
253	boise	6/14/2019 1:18 PM
254	Boise ID	6/14/2019 1:14 PM
255	Nampa, Idaho	6/14/2019 1:13 PM
256	boise idaho	6/14/2019 1:12 PM
257	Meridian Idaho	6/14/2019 1:11 PM
258	Nampa, ID	6/14/2019 1:09 PM
259	Boise, ID	6/14/2019 1:05 PM
260	Boise, id	6/14/2019 12:58 PM
261	Boise, ID	6/14/2019 12:56 PM
262	Idaho	6/14/2019 12:56 PM
263	Boise	6/14/2019 12:55 PM
264	Eagle, ID	6/14/2019 12:52 PM
265	meridian, id	6/10/2019 3:03 PM



Please review the following four concepts and provide input for each. These plans are in a preliminary development phase and will be analyzed in terms of cost, impact and demand.

CONCEPT A

Concept A proposes to improve the existing dock facilities by relocating the existing finger piers to provide wider spacing to better accommodate newer, wider boats. Some fingers would be replaced with new, longer finger piers, and finger piers would be added to the fuel dock. This concept also expands parking by paving and making more efficient use of the southwest gravel overflow area.



Spring Shores Marina @ Lucky Peak State Park

Boise, Idaho

Concept A

June 8, 2019



252 SLIPS @ 25'
40 SLIPS @ 30'
292 SLIPS TOTAL

Q18 Please enter comments and suggestions regarding Concept A

enough sounds great option coming store accommodate Looks larger boats
improvement proposals increase idea nice additional parking best Wider slips
spaces weekend good long concept plan boats wider
slips fuel dock parking new need Ok add Looks good
use ^{doesn't} Seems larger marina crowded wave attenuator t dock
many boats will number big Don't wave Good idea great

Q18 Please enter comments and suggestions regarding Concept A

Answered: 129 Skipped: 142

#	RESPONSES	DATE
1	I like it	7/1/2019 12:14 AM
2	OK. Seems logical.	6/30/2019 4:27 PM
3	Parking definitely needs to be expanded.	6/30/2019 3:30 PM
4	too big lake is crowded know	6/30/2019 1:41 PM
5	Dont like it.	6/30/2019 11:51 AM
6	If all the options, this is the most desirable. Continuing to add more slips continues to complicate the overcrowding already occurring.	6/30/2019 11:34 AM
7	The new parking is already full by mid summer so that's not much of an improvement, we need more parking "quick drop off zones" so we don't have to carry all the gear so far, with young children	6/30/2019 11:24 AM
8	Concept A is my preference above all other proposals.	6/30/2019 10:24 AM
9	Great idea	6/30/2019 10:16 AM
10	Like this one.	6/30/2019 9:47 AM
11	Seems to focus on larger boats which is probably not the best use of space. Also does not have a protective breakwater.	6/30/2019 6:57 AM
12	Seems decent but not too much different.	6/29/2019 10:01 PM
13	sounds great	6/29/2019 9:48 PM
14	acceptable	6/29/2019 7:55 PM
15	Nice	6/29/2019 6:57 PM
16	Last favorite.	6/29/2019 6:44 PM
17	Looks like a good concept. Can accommodate more larger boats, but not adding more slips, so no additional traffic	6/29/2019 4:32 PM
18	This is the concept I support	6/29/2019 1:27 PM
19	Improve what already exists. Stop any expansion.	6/29/2019 1:19 PM
20	Looks like the best use of the money .	6/29/2019 12:18 PM
21	these are all ok since i don't use them my input is irrelevant	6/29/2019 10:46 AM
22	Seems to provide the best option for all boaters.	6/29/2019 10:44 AM
23	After reviewing I believe this concept is the best. It helps modernize the area while still controlling the amount of people and boats out there.	6/29/2019 10:31 AM
24	Concept A makes sense to me	6/29/2019 10:15 AM
25	Best of the proposals.	6/29/2019 10:08 AM
26	Don't care about accommodating wider boats. But the extra parking would be good.	6/29/2019 8:21 AM
27	No good	6/29/2019 1:51 AM
28	I like this concept the best as it does not create as many new slip spaces as the other concepts. The lake is already dangerous due to overuse.	6/29/2019 1:31 AM
29	Though, this isn't a bad plan, it does look like I it eliminates short term boat parking for access to the store etc... while boating. Having a location to moor to utilize the store and restrooms is important for our family.	6/29/2019 1:31 AM

Lucky Peak Boater Survey

30	I like the additional parking.	6/29/2019 1:28 AM
31	I prefer this concept to prevent imminent over crowding that will come with adding 100+ slips.	6/29/2019 1:25 AM
32	Least preferred option. Recommend adding 200+ slips. Also needs expanded picnic, overnight camping, beach & swimming areas, hiking/biking trails, showers & a seasonal store/restaurant.	6/29/2019 12:30 AM
33	Paving the current gravel area will help, but it probably won't be enough.	6/29/2019 12:29 AM
34	Already very crowded on water. Will be more dangerous with more on the water. Would become less fun.	6/29/2019 12:23 AM
35	I don't currently and won't ever keep my boat at the marina in a slip so I don't really have a preference on that topic. I just want more trailer parking spots. Please more trailer parking.	6/29/2019 12:23 AM
36	Love it! Charge more, make improvements, and attract high end boaters.	6/29/2019 12:04 AM
37	Don't need more slips. Charge more for slips so serious busters will utilize marina services, vs value type boaters.	6/28/2019 11:47 PM
38	As long as it does not increase fees	6/28/2019 11:42 PM
39	Don't need more slips, just charge more to build better amenities.	6/28/2019 11:39 PM
40	This is the option I would like if something goes forward. I know parks and rec would like to squeeze all the money out possible but it's too crowded up there on most weekends	6/28/2019 11:20 PM
41	2nd choice	6/28/2019 10:25 PM
42	More parking would be nice. How many more boats or just space for larger boats?	6/28/2019 9:26 PM
43	Concept A is ok, but keep it "Idaho". Dont turn it into a megatropolis!	6/28/2019 9:16 PM
44	Didn't see a number of how much this would increase boat traffic. But we are a proponent of this plan and good parking for people who store their boat at home. Do not overload the lake.	6/28/2019 9:09 PM
45	Looks good	6/28/2019 9:05 PM
46	Best	6/28/2019 8:27 PM
47	This is nice, still needs more	6/28/2019 7:21 PM
48	<input type="checkbox"/>	6/28/2019 3:18 PM
49	It looks good but we need more slips	6/27/2019 7:41 PM
50	Looks like a possible plan. Parking increase is good	6/26/2019 11:40 PM
51	First reaction is that this is a great intermediate/immediate step That offers some improvement at a more modest price point.	6/26/2019 10:10 PM
52	This is okay but not enough docks	6/26/2019 8:18 PM
53	Doesn't add spaces.	6/26/2019 5:06 PM
54	No wave break makes this a non starter for me. People are idiots and don't obey the no wake zone (coming in or out of the gas dock) and the wake tears peoples boats up in the slip. My slip is the end of dock C (because I am 32 feet long) and their are not enough slips for that size boat so I can't go anywhere else. This is not a good enough option.	6/26/2019 2:59 PM
55	Simplest design, could use a wave attenuator	6/26/2019 2:00 PM
56	Llike that the slips would be wider, but we need a log/wave break so that mooring customers can reduce damage to boats when passing boats create large waves.	6/26/2019 11:21 AM
57	the lack of wave break is a deal breaker.	6/26/2019 9:17 AM
58	Best option. Wrong to have pontoon boats destroying smaller boats at docks.	6/26/2019 8:50 AM
59	Something needs to be done concerning wake surfing boats. How can we share the lake safely?	6/26/2019 12:24 AM
60	I guess it's a start...	6/25/2019 10:25 PM
61	The seems like a modest change to current format. What is the cost?	6/25/2019 9:09 PM
62	Seems fine	6/25/2019 6:32 PM

Lucky Peak Boater Survey

63	More parking is good. More slips are needed. Why are you not looking at more parking and slips at Barkley bay and Turners?	6/25/2019 6:24 PM
64	Love the ideas. Wider slips would easier to maneuver in.	6/25/2019 5:36 PM
65	Anything to add larger slips is an improvement. The 3+ year waiting list should give you data to justify the need and desire for more and larger slips.	6/25/2019 1:53 PM
66	This sounds great!	6/25/2019 1:10 PM
67	More width between slips is nice. Like the expanded parking also.	6/22/2019 12:00 AM
68	Added parking is a good idea. I don't use dock space, so have no strong opinion, with one exception. Encouraging bigger boats may not be in the best interests of the planet. What role does parks play in limiting greenhouse gases?	6/21/2019 12:17 PM
69	Ok, but with the growth of Boise I am thinking going big like concepts B and D are the best.	6/20/2019 4:14 PM
70	Needs a wave attenuator with slips for rent	6/20/2019 12:43 AM
71	I would be in favor of this concept. It would be nice to have some wave stabilization design included with this concept	6/19/2019 3:51 PM
72	This is a slight improvement but doesn't have the wave attenuation.	6/19/2019 12:18 PM
73	Why even bother ?	6/18/2019 7:34 PM
74	The number of slips needs to be increased. We would be there numerous days a week and use the fuel docks, store and restaurant	6/17/2019 10:37 PM
75	This would be nice. Will it add significantly more parking spaces?	6/17/2019 9:59 PM
76	Doesn't seem to add many slips.	6/17/2019 9:38 PM
77	need breakwater	6/17/2019 4:36 PM
78	Similar to today's facility with less slips. Does not included floating wave attenuator and boats staging area. Preferred option # 4.	6/17/2019 4:08 PM
79	As a sailor, I'd love to see moorings included, we could easily secure a mooring for the weekend or have it accessible after launching just to get situated and figure out our next steps for the weekend, if a slip is not yet available. Moorings would be a huge benefit, I prefer the larger concepts as they add far more spaces to help with the wait list for a slip and that will only help this marina be sustainable financially and logistically. The Valley is growing, so amenity growth to keep pace with this influx of people is probably wise and will return good results over time. The assumption is also that this location is relatively low impact on the environment, given its footprint and the nature of boating in this reservoir. If the marina is too big, could it create more difficulties on the water by having too many boats? I'm unsure how that max capacity is regulated, but that would be a consideration for the largest expansion options. To the larger expansion options's benefit, slip fees pay the parks for storage, but then offset the footprint created by hundreds of vehicles hauling large vehicle weight loads to put up and take down boats on a daily basis, so they may in some ways actually increase environmental sustainability. Overall, I like making it a larger facility to offset the growth in population as long as environmental and quality of water experience can be retained.	6/17/2019 2:27 PM
80	3rd choice	6/17/2019 2:22 PM
81	I like the wider spacing.	6/17/2019 1:29 PM
82	Sounds great!	6/17/2019 11:58 AM
83	Boat rental area should not be around gas dock,, never anywhere to park sometimes to use store and facilities. maybe put in area over by the slip inside the marina area on that long sailing dock	6/17/2019 11:57 AM
84	Good with exception of adding finger piers to fuel dock. I would recommend extending the fuel dock but leaving the pier open on the sides for easy in and out for store visits and bathroom breaks.	6/17/2019 10:21 AM
85	I do not support this concept due to proposed parking expansion would eliminate RV camping/parking spots	6/17/2019 12:17 AM
86	Seems like the least expensive way to go. That is always good.	6/16/2019 11:58 PM
87	Ok but not enough new yearly rental slips	6/16/2019 10:57 PM

Lucky Peak Boater Survey

88	Cost efficient. Good idea.	6/16/2019 10:16 PM
89	Good idea	6/16/2019 4:50 PM
90	Good short term solution but can see this being outgrown again in 1-2 years. Would be functioning more as a band-aid.	6/16/2019 10:28 AM
91	Concept D	6/15/2019 9:49 PM
92	Wider slips would certainly help with the wider houseboats.	6/15/2019 5:47 PM
93	I'm retired and boat only during the week because the weekend is already too busy and crowded. Cost is very important, and in my experience, bigger is never better!	6/15/2019 4:41 PM
94	Lake us getting dangerous with to many boats for its size!	6/15/2019 11:29 AM
95	We are new this year - but was told of how bad parking is on weekends, so the additional parking is needed asap...	6/15/2019 11:24 AM
96	I like the wider spacing. We had two experiences during our 4 seasons renting a slip where our neighbor boat hit our trolling motor and damaged the mount and motor.	6/15/2019 11:23 AM
97	No permanent leased slips on fuel dock.	6/15/2019 10:40 AM
98	Add the wave attenuator and move the no wake zone further from the marina entrance. Extend the fueling dock.	6/15/2019 9:54 AM
99	Great option	6/15/2019 9:34 AM
100	I like it so long as there is "transient" parking on the fuel dock for those who are coming in to use the marina store/restrooms.	6/15/2019 3:20 AM
101	This would be excellent. More parking and wider slip. Two newer boats can't really fit in the std slip. Also, allow slip folks to buy a parking spot	6/15/2019 2:15 AM
102	Still need more slips with this plan!	6/15/2019 1:28 AM
103	Would like wider slips. Parking boats can be very tight and difficult with 2 large boats together and the wake.	6/15/2019 1:20 AM
104	Like the idea of additional parking on the fuel dock if it is for those stopping temporarily to use the marina. Not to dock additional rentals or overnight slips.	6/15/2019 12:59 AM
105	Does not matter to me	6/14/2019 7:17 PM
106	This plan lacks a wave attenuator system. We would value this improvement above all else. We have a 25' Catalina sailboat, the finger spacing is sufficient. We vote NO on Concept A.	6/14/2019 6:04 PM
107	Not in favor of this. Lucky Peak isn't big enough to focus on large boats.	6/14/2019 5:44 PM
108	This is my favorite proposal off the 4. The spacing is pretty narrow.	6/14/2019 5:30 PM
109	Much of the same not a real improvement except for people with monster boats.	6/14/2019 5:28 PM
110	Add a wave attenuator.	6/14/2019 5:20 PM
111	I think it's a good concert but it needs wave protection.	6/14/2019 4:41 PM
112	Nice concept. Needs better wave or turbulence control. Docked boat will get beaten up.	6/14/2019 4:35 PM
113	It looks okay. Add a webcam!	6/14/2019 4:31 PM
114	Looks good	6/14/2019 3:59 PM
115	Yes this would be great	6/14/2019 3:46 PM
116	just needs a wave extenuater	6/14/2019 2:54 PM
117	Not much of an improvement, wouldn't be interested as there is no breakwater	6/14/2019 2:31 PM
118	That would be nice but they need to accommodate at least a 22' length due to the fact most wake boats are 22 feet in length and above	6/14/2019 2:31 PM
119	This is a solid modest improvement to the marina. This is my third favorite concept only because the increased capacity is exciting on Concepts B & C.	6/14/2019 2:22 PM

Lucky Peak Boater Survey

120	This concept does not address the need for more boat slips. As such, this concept seems short sighted for an expanding treasure valley population.	6/14/2019 2:15 PM
121	Needed	6/14/2019 2:09 PM
122	I can't tell if this concept adds capacity. I don't care about boat width but I'm on a years-long waiting list for a slip for a 26' boat. I'd like to see dry storage added. Dry storage would let me store my boat with the mast up and be usable for more of the year than a slip.	6/14/2019 1:59 PM
123	Like this but doesn't have the wave attenuator	6/14/2019 1:49 PM
124	This would be my last choice. No increase of number of slips, no wave attenuator. This solution should be a non-starter	6/14/2019 1:40 PM
125	This concept seems good. Only negative would be the reduction or elimination of short term mooring for use of the restrooms and store. That should be looked at to be increased not reduced!	6/14/2019 1:31 PM
126	This is nice, but it does not make me excited. I would not do much to change my current experience.	6/14/2019 1:28 PM
127	would love to see RV spaces and amenities	6/14/2019 1:20 PM
128	More parking for boats and users is great. As long as current users are not paying for improvements to be used by new bigger boats	6/14/2019 1:16 PM
129	Add on more fingers for more on water parking/storage!	6/14/2019 12:59 PM

18. Please enter comments and suggestions regarding Concept A

CONCEPT B

Concept B proposes to increase the capacity of the marina by approximately 100 slips to 402 total by adding two new sets of piers with 25' and 30' finger piers. The existing piers that are replaced by the new piers would be added to the ends of the existing docks so all are a consistent length. A floating wave attenuator is proposed, which could be connected to the fuel dock to provide additional broadside mooring and short term mooring for trailer launched boats. Parking is expanded to the southwest as proposed in Concept A, and additional overflow shuttle parking is proposed to accommodate additional parking demand.



Spring Shores Marina @ Lucky Peak State Park

Boise, Idaho

Concept B

June 8, 2019



19. Please enter comments and suggestions regarding Concept B

Q19 Please enter comments and suggestions regarding Concept B

attenuator see favorite lake Looks addition many concept B additional Also spaces Please
idea sure best ramp mooring already docks crowded concept love
need Looks wave attenuator increase boats
great
still slips cost good Sounds good parking best option
marina will add area shuttle makes great great plan think choice
adding slips help wave capacity really one much new Looks don
good t

Lucky Peak Boater Survey

Q19 Please enter comments and suggestions regarding Concept B

Answered: 139 Skipped: 132

#	RESPONSES	DATE
1	I really like the wave attenuator.	7/1/2019 2:37 PM
2	I like this one the best. Make sure the floating wave attenuator is accessible to pedestrians. it's a good place to temporarily tie off.	7/1/2019 1:53 PM
3	Parking might be a pain. Where does shuttle pick up?	7/1/2019 12:14 AM
4	This looks like the best footprint.	6/30/2019 8:50 PM
5	Better. The break protecting slips is a big deal for protection of boats. I like this concept better than "A".	6/30/2019 4:27 PM
6	Looks Great	6/30/2019 2:06 PM
7	You still are going to have the docks dry when winter comes.	6/30/2019 11:51 AM
8	No interest in adding more slip capacity	6/30/2019 11:34 AM
9	This is nice since you don't have to go into the piers to refuel easy in easy per out	6/30/2019 11:24 AM
10	100 new slips is too much. Maybe 30 or so is preferable.	6/30/2019 10:24 AM
11	no do not like this one	6/30/2019 9:47 AM
12	Second best plan (after Concept D). Less expensive than Concept D, so if funds are limited, this would be the second best plan.	6/30/2019 6:57 AM
13	I think this is the best option	6/30/2019 4:24 AM
14	I like. Looks like a great plan.	6/29/2019 10:01 PM
15	sounds good	6/29/2019 9:48 PM
16	not acceptable	6/29/2019 7:55 PM
17	Third favorite.	6/29/2019 6:44 PM
18	Best	6/29/2019 6:28 PM
19	We love Idaho for the ease of access to our beautiful outdoor activities. Please dont turn it in to California. It would be sad to make Lucky Peak so busy, that locals cant enjoy the lake, and would have to take a shuttle. We dont like the idea of adding 100 more slips. Too much traffic and congestion.	6/29/2019 4:32 PM
20	Best of the concepts except minimize gangways to 3 & extend the docks. Love the wave attenuator for temporary mooring.	6/29/2019 3:53 PM
21	No.	6/29/2019 1:19 PM
22	We do not need more slips and boats on the lake, but if expansion is needed this looks like a viable alternative.	6/29/2019 12:18 PM
23	We don't need many bigger ships or more people out there.	6/29/2019 10:31 AM
24	I'd probably get a slip sooner	6/29/2019 10:15 AM
25	Good concept. Not sure about the "parking shuttle though"	6/29/2019 8:21 AM
26	Good. I would add mooring docks at or near the east ramp for day use as people like to hang out on the beach and boat on and off throughout the day. It will keep the ramps open for others to load and unload as well.	6/29/2019 1:51 AM
27	I don't think Lucky Peak needs a wave attenuator. Lucky Peak is not the ocean or one of the great lakes. The waves don't get that big.	6/29/2019 1:31 AM

Lucky Peak Boater Survey

28	This looks even better. The issue again is the lack of a mooring location by the store and restrooms. The last thing you want to do is the up ramp mooring with people utilizing the store. The ramp can be chaotic enough without unattended boats tying up ramp space.	6/29/2019 1:31 AM
29	Too big.	6/29/2019 1:25 AM
30	Recommend adding 100+ slips. Also needs expanded picnic, overnight camping, beach & swimming areas, hiking/biking trails, showers & a seasonal store/restaurant.	6/29/2019 12:30 AM
31	Overflow parking would be great as long as the overflow parking area can accommodate vehicles with trailers, and the shuttle runs early in the morning and into the evening.	6/29/2019 12:29 AM
32	No-already crowded on the water. Will be more dangerous!	6/29/2019 12:23 AM
33	I don't currently and won't ever keep my boat at the marina in a slip so I don't really have a preference on that topic. I just want more trailer parking spots. Please more trailer parking.	6/29/2019 12:23 AM
34	Shuttle parking makes no sense.	6/29/2019 12:04 AM
35	Wave attenuator doesn't add value to marina. Amenities is more important. Roche Harbor, Columbia River Yacht Club, etc. focus on boater experience.	6/28/2019 11:47 PM
36	Not a good idea	6/28/2019 11:42 PM
37	I think this is a good start	6/28/2019 11:23 PM
38	My 1st choice	6/28/2019 10:25 PM
39	this is my preference	6/28/2019 10:12 PM
40	Would result in too many boats on the lake, and would be inconvenient and dangerous to get in and out of the marina.	6/28/2019 9:26 PM
41	No to concept B	6/28/2019 9:16 PM
42	Don't like it	6/28/2019 9:05 PM
43	Lake is already over crowded. More slips means more boats. Don't want that	6/28/2019 8:36 PM
44	No	6/28/2019 8:27 PM
45	We do need better parking up there	6/28/2019 7:21 PM
46	Sounds good.	6/28/2019 3:18 PM
47	I like the expansion of slips and parking	6/27/2019 7:41 PM
48	Wave attenuation would be very welcome	6/27/2019 10:38 AM
49	not sure about the shuttle concept -- but would like to learn more	6/26/2019 11:40 PM
50	First reaction is that this one is the best balance of more capacity, parking, and wave attenuation.	6/26/2019 10:10 PM
51	This is a good compromise but the marina needs more docks as in d	6/26/2019 8:18 PM
52	Looks good, would like even more spaces.	6/26/2019 5:06 PM
53	I like this concept a lot. I don't know how many people are on the wait list for slips so I can't speak to whether we need 402 slips or 546 slips. I have been in my slip for 12 years. I would be very happy with this configuration provided there is enough room to maneuver a 32 foot pontoon down the slipway easily.	6/26/2019 2:59 PM
54	I really enjoy this concept	6/26/2019 2:00 PM
55	I like this one the best	6/26/2019 12:36 PM
56	Looks good but slips need to be widened. Would not like to be shuttled as we often camp and it would be difficult to transport equipment/cooler. Mooring customers should have designated parking area.	6/26/2019 11:21 AM
57	The wave break is an improvement	6/26/2019 9:17 AM
58	looks great	6/26/2019 9:16 AM
59	No	6/26/2019 8:50 AM
60	B would be acceptable.	6/26/2019 12:24 AM

Lucky Peak Boater Survey

61	This idea (B) is the best out of all proposed. The idea of a few more slips, but without a shuttle service while still adding preferred parking for slip owners.	6/25/2019 10:40 PM
62	Much better. Short term mooring near the fuel dock now is ridiculously undersized. The walk over isn't bad, but it's one of the many reasons there is less traffic at the store. Make it easier to visit the store and many would utilize it more.	6/25/2019 10:25 PM
63	I like wave attenuator to reduce waves in marina. If expansion of more slips is necessary, this is a good plan. But what is the cost?	6/25/2019 9:09 PM
64	Much better	6/25/2019 6:32 PM
65	That's cool but still don't understand why you are not considering looking at more parking and slips at Barkley bay and Turners?	6/25/2019 6:24 PM
66	The attenuator is excellent.	6/25/2019 6:14 PM
67	Since I already have a slip there is little value in the extra slips unless rental rates would decrease.	6/25/2019 5:36 PM
68	I think the wave attenuator is a great plan. Would also like to see the floating docks around the lake as we used to have in past.	6/25/2019 2:46 PM
69	Shuttle overflow parking is the only part of this that would effect our boating	6/25/2019 1:10 PM
70	This would be the best expansion opportunity. The wave attenuator will be a great addition.	6/24/2019 11:52 AM
71	Looks like a great upgrade, I like the wave attenuator. More parking the better.	6/22/2019 12:00 AM
72	Same comments as for concept A.	6/21/2019 12:17 PM
73	This is the best of the four design options. It allows for significant more temporary mooring space to dock and grab food/drinks, plus expands the parking and offers protection to the docks. Ideally this would be incorporated with the ADA compliance from concept #3.	6/20/2019 7:08 PM
74	My Favorite. Adding larger slips would be great!! And wave barrier is fantastic.	6/20/2019 4:14 PM
75	Should have slips on the attenuator	6/20/2019 12:43 AM
76	I would like to understand the available parking spaces that currently serve the Lucky Peak users to see how that correlates to limiting the number of boats on the reservoir. My main concern of increasing number of parking or number of slips is that I now do not use the reservoir on weekends due to the number of boaters. It has become overcrowded as a resource for fun boating.	6/19/2019 3:51 PM
77	This is a great plan as well! I love the wave attenuation. The surf boats are causing huge waves to hit the marina!	6/19/2019 12:18 PM
78	Too many boats. Cost increase not worth the discomfort.	6/18/2019 7:34 PM
79	This sounds amazing. Do this!	6/18/2019 3:06 PM
80	I like this option and hopefully it would reduce the wait list for leasing a slip. We have been waiting 4+ years.	6/17/2019 10:37 PM
81	This is intriguing, as long as there is clear signage explaining how to use the new space before launching your boat.	6/17/2019 9:59 PM
82	Prefer concept B. I like the idea of putting in a wave break and significantly expanding the number of slips.	6/17/2019 9:38 PM
83	This would be my pick...	6/17/2019 5:20 PM
84	looks good	6/17/2019 4:36 PM
85	Preferred option # 1. Very nice and has a floating wave attenuator. Does not have a boat staging area. Can the lake support the addition to 100 more boats plus the daily launched boats? Could be very crowded during weekends and holidays.	6/17/2019 4:08 PM
86	I notice waves from high CC motor boats can really impact the boats in the marina so like the wave attenuator.	6/17/2019 2:27 PM
87	This would be my first choice	6/17/2019 2:22 PM
88	Are 300 more slips really needed? Would be worried about increasing the cost of a slip beyond our ability to pay.	6/17/2019 11:58 AM

Lucky Peak Boater Survey

89	This is my favorite. increase in bats means increase in waves. This would help with wear and tear on boats when in slip and fueling	6/17/2019 11:57 AM
90	Looks good but should still have easy access in and out of the fuel dock.	6/17/2019 10:21 AM
91	Please do not eliminate RV spots with proposed parking expansion to the Southwest	6/17/2019 12:17 AM
92	High dollar expansion. I like it though. Still concerned about budget.	6/16/2019 11:58 PM
93	Better as it adds slips to rent yearly.	6/16/2019 10:57 PM
94	Ok if no subsidy required.	6/16/2019 10:16 PM
95	This seems like it would fit the current needs/demands of the marina.	6/16/2019 10:28 AM
96	Concept D	6/15/2019 9:49 PM
97	Wave attenuator sounds good. Additional docks might help with the long wait for a slip for larger boats. Will all of this affect our slip cost?	6/15/2019 5:47 PM
98	Wave barriers good planks with that	6/15/2019 11:29 AM
99	Support attenuators, neutral otherwise	6/15/2019 10:40 AM
100	Distance between docks is to tight, if the goal is to expand the number of slips then add new docks, expand the parking and add an additional boat ramp to the west of the marina(between the existing marina and west boat ramp.	6/15/2019 9:54 AM
101	To many slips already, bad choice	6/15/2019 9:34 AM
102	Excellent. Definitely a nice feature to have wave attenuator as that is my biggest risk factor for mooring at the marina.	6/15/2019 3:20 AM
103	I would love this if I could get a larger slip. I think existing patrons with slips should get first shot at newer larger slips or current larger slips of those existing customers move to new large slips	6/15/2019 2:15 AM
104	Better plan than A	6/15/2019 1:28 AM
105	Better alternatives and Concepts have been suggested. This would not be our preference	6/15/2019 1:20 AM
106	Like the additional short term parking	6/15/2019 12:59 AM
107	Think this is the best option.	6/15/2019 12:09 AM
108	Does not matter to me	6/14/2019 7:17 PM
109	This is the best option! You've added a wave attenuator. We are currently on the east side of "F" dock. If they add a "G" dock we would like to option of moving to the east side of "G" dock, please. Add slips along the inside edge of the attenuator to increase marina capacity. How about putting the pontoon/wider boats out there and leave the finger spacing as it is? You'd add more slips... We vote YES on Concept B.	6/14/2019 6:04 PM
110	YES! Please 😊	6/14/2019 5:44 PM
111	This is the best. Wave attenuation is really needed. Feels like right number of docks.	6/14/2019 5:38 PM
112	No fuel dock?	6/14/2019 5:30 PM
113	My favorite, would like to see a kayak shed. Place where Kayaks could be stored for a fee.	6/14/2019 5:28 PM
114	This is in my opinion the best plan. Adding wave attenuation is a must for slip renters. Shore power and showers would be great.	6/14/2019 5:20 PM
115	Good	6/14/2019 4:41 PM
116	Very tight. Hard to maneuver during windy or busy times.	6/14/2019 4:35 PM
117	I like the idea of adding a wave attenuator, provided it would affect boats moored in slips. Rigging up a sailboat can be tricky in choppy waters. Add a webcam!	6/14/2019 4:31 PM
118	I am in favor of adding additional slips only if additional parking spaces to accommodate them are added. Creating a better wave attenuator should be a top priority. When covering my boat after mooring, I sometime have to hold on for dear life because of the large waves coming into the mooring area.	6/14/2019 4:11 PM
119	Looks better, the wave attenuator is much needed.	6/14/2019 3:59 PM

CONCEPT C

Concept C proposes an expansion similar to Concept B, but provides more cost effective ADA compliance by reducing the total number of gangways to three, and connecting multiple docks to fewer gangways through the use of connecting floating docks. Parking is expanded and shuttle service proposed similar to Concept B.



Spring Shores Marina @ Lucky Peak State Park

Boise, Idaho

Concept C

June 8, 2019



20. Please enter comments and suggestions regarding Concept C

Q20 Please enter comments and suggestions regarding Concept C

access Ok marina Sounds B fuel concept cost use comments
slips Also wave attenuator concept B good
area boat ADA docks option added wave need ramps one
prefer best idea gangways

Q20 Please enter comments and suggestions regarding Concept C

Answered: 111 Skipped: 160

#	RESPONSES	DATE
1	No comment	7/1/2019 12:14 AM
2	Nothing special. Concept "B" is the best in my opinion.	6/30/2019 4:27 PM
3	It sounds like this would create more foot traffic on the docks. I don't like that idea.	6/30/2019 3:30 PM
4	It would not hurt to make both boat ramps low water launching available. Because people would like to use them year around.	6/30/2019 11:51 AM
5	As long as the gangways are WIDE enough	6/30/2019 11:24 AM
6	Best option. Save money and spend elsewhere like more boat to docks and restrooms	6/30/2019 11:05 AM
7	B is preferred..	6/30/2019 10:24 AM
8	no do not like this one	6/30/2019 9:47 AM
9	No breakwater. Congestion at the onramps.	6/30/2019 6:57 AM
10	I like this one.	6/30/2019 1:27 AM
11	Missing outside wake/dock area that would be good for parking.	6/29/2019 10:01 PM
12	prefer A and B concept	6/29/2019 9:48 PM
13	I like this one the best	6/29/2019 8:15 PM
14	not acceptable	6/29/2019 7:55 PM
15	Like this the best	6/29/2019 6:57 PM
16	2nd favorite.	6/29/2019 6:44 PM
17	This is the Best Alternative. At some point expansion is needless due to the size of the Reservoir.	6/29/2019 6:02 PM
18	Please see my same comments ad lmao concept B	6/29/2019 4:32 PM
19	No.	6/29/2019 1:19 PM
20	without temp. mooring this makes no sense, only good for ADA compliance.	6/29/2019 12:18 PM
21	This seems botched.	6/29/2019 10:31 AM
22	Meh. I honestly don't see the need for ADA accessibility. Maybe my opinion is politically incorrect. But it's the truth.	6/29/2019 8:21 AM
23	No good	6/29/2019 1:51 AM
24	More ADA accessibility is always a good thing.	6/29/2019 1:31 AM
25	This looks exponentially better than Concept B in that it is more cost effective while addressing the temporary mooring concern as long as the north side of the floating connecting docks is accessible to temporary mooring.	6/29/2019 1:31 AM
26	Too. Big	6/29/2019 1:25 AM
27	Needs more slips. Recommend adding 100+ slips. Also needs expanded picnic, overnight camping, beach & swimming areas, hiking/biking trails, showers & a seasonal store/restaurant.	6/29/2019 12:30 AM
28	No-already too crowded on the water. Becomes too dangerous to boat there.	6/29/2019 12:23 AM
29	I don't currently and won't ever keep my boat at the marina in a slip so I don't really have a preference on that topic. I just want more trailer parking spots. Please more trailer parking.	6/29/2019 12:23 AM
30	No need for wave attenuator. Better use of funds elsewhere.	6/29/2019 12:04 AM

Lucky Peak Boater Survey

31	Shuttle service isn't cost efficient. It's not about more skips, but attracting the right type of boater. Charge more and offer better amenities.	6/28/2019 11:47 PM
32	3rd choice	6/28/2019 10:25 PM
33	Too many boats for the area to handle.	6/28/2019 9:26 PM
34	No to concept C.	6/28/2019 9:16 PM
35	Don't like it	6/28/2019 9:05 PM
36	Ok	6/28/2019 8:27 PM
37	This one looks good. Cost effect is always nice	6/28/2019 7:21 PM
38	No comment	6/27/2019 7:41 PM
39	Like this one	6/26/2019 11:40 PM
40	Sounds inconvenient, full of hassle, and really annoying.	6/26/2019 10:10 PM
41	Okay but the biggest problem for boaters is slips. Need visitor slips too that one can use if you do not have a slip.	6/26/2019 8:18 PM
42	No wave attenuator seems like a bad idea.	6/26/2019 5:06 PM
43	Again, this is a nonstarter because there is no wave break. See comments on Concept A. Also, I think this would be more difficult to provide shore power under this concept.	6/26/2019 2:59 PM
44	Lots of spaces, but could use a wave attenuator	6/26/2019 2:00 PM
45	Mooring customers should get designated parking. I would not like to be shuttled as we often camp and it would be difficult to transport our equipment/cooler.	6/26/2019 11:21 AM
46	Lack of wave break is a deal breaker.	6/26/2019 9:17 AM
47	No	6/26/2019 8:50 AM
48	If it saves money I'm all for it but prefer B to C since it has the wave attenuator.	6/25/2019 10:25 PM
49	I like this option	6/25/2019 10:16 PM
50	Cost effective is good but what is the cost? What expansion more boats and more waves. I prefer B to C.	6/25/2019 9:09 PM
51	B is better. Wave attenuator is needed.	6/25/2019 6:32 PM
52	What stats are you using to determine current ADA facilities are not adequate for this demographic and so changes are justified?	6/25/2019 6:24 PM
53	No real value to me.	6/25/2019 5:36 PM
54	No comment	6/25/2019 1:10 PM
55	I think this would clog up access to the fingers. Also no wave attenuator.	6/22/2019 12:00 AM
56	Same as for Concept A.	6/21/2019 12:17 PM
57	Ok but wave barrier would be a great addition	6/20/2019 4:14 PM
58	Combination of B and C would be my ideal choice. I like the use of gangways connecting multiple docks and would suggest the floating wave attenuator and fuel docks be added. This keeps a division between the tenants boat area and the fuel area separate, but allows for use of the docks to fuel up, hit the store and use the restrooms. The biggest annoyance I find as a tenant is trying to navigate in and out of my space around others camped out by the fuel station. It causes a large volume of launch ramp boaters to hand out in an area that should be in/out. ALSO the no wake zone is frequently violated. Thanks for your survey!	6/20/2019 10:53 AM
59	Don't like the limited access ramps to docks. Too crowded and creates a bottleneck. Needs a wave attenuator with rental slips	6/20/2019 12:43 AM
60	I am in favor of ADA compliant access. Please see my comments in Concept B about expansion.	6/19/2019 3:51 PM
61	Least favorite. I really want the wave attenuation. The marina is exposed to waves that destroy the boats!	6/19/2019 12:18 PM
62	Looks like a total cluster. Too many boats. Too close together.	6/18/2019 7:34 PM

Lucky Peak Boater Survey

63	This would also be a nice option but needs the wave attenuator as well. We would use the marina multiple times a week if we were able to lease a slip.	6/17/2019 10:37 PM
64	Hard to picture/understand this proposal.	6/17/2019 9:59 PM
65	I prefer the layout of B.	6/17/2019 9:38 PM
66	No wave floating attenuator and no boat staging area. Preferred option # 3	6/17/2019 4:08 PM
67	Access for those with disabilities is a wise consideration and I support this step while still managing the use to ensure maximized access for all people and even lowered rates by higher volume so not only the wealthy can maintain a slip in this marina.	6/17/2019 2:27 PM
68	4th choice	6/17/2019 2:22 PM
69	Same comments as B	6/17/2019 11:58 AM
70	Separate gangways are preferable.	6/17/2019 10:21 AM
71	I like minimizing the gangways. Less maintenance. No wave barrier? I think that a wave barrier is a must.	6/16/2019 11:58 PM
72	Not of interest ... to many access points for people to get into marina	6/16/2019 10:57 PM
73	Costs far exceed any benefit. ADA can be met for a lot less money.	6/16/2019 10:16 PM
74	I like the idea of less gangways, but feel the wave attenuator is still a high priority	6/16/2019 10:28 AM
75	Concept D	6/15/2019 9:49 PM
76	Seems like a smart idea to reduce the gangways to three. Would this affect security?	6/15/2019 5:47 PM
77	Ok	6/15/2019 11:29 AM
78	Yes, please limit the public funds expenditures by reducing the ADA ramps.	6/15/2019 11:23 AM
79	Don't favor.	6/15/2019 10:40 AM
80	Dock spacing is too tight and entrance onto docks may be too congested on week-ends	6/15/2019 9:54 AM
81	Makes no sense	6/15/2019 9:34 AM
82	I'm totally fine with this concept, but would love to still be able to incorporate the wave attenuator into this design.	6/15/2019 3:20 AM
83	As long as you are adding larger slips for newer boats...that's the real gap. The marina is excellent, just hasn't kept up with the growing beam widths of newer boats	6/15/2019 2:15 AM
84	B is still best plan	6/15/2019 1:28 AM
85	No comments	6/15/2019 1:20 AM
86	Where would the shuttles run to? It's not listed anywhere in here	6/15/2019 12:59 AM
87	Does not matter to me	6/14/2019 7:17 PM
88	This plan lacks a wave attenuator, our #1 complaint about the marina. We vote No on Concept C.	6/14/2019 6:04 PM
89	I like B	6/14/2019 5:44 PM
90	No fuel dock?	6/14/2019 5:30 PM
91	Should add wave attenuators then I can go for this concept. Of course the kayak shed could also be nice.	6/14/2019 5:28 PM
92	Add wave attenuator.	6/14/2019 5:20 PM
93	Simple enough. Would be a good phase 1.	6/14/2019 4:35 PM
94	No opinion, but add a webcam!	6/14/2019 4:31 PM
95	Sounds like a good idea.	6/14/2019 4:11 PM
96	B is best	6/14/2019 3:59 PM
97	No to crowded	6/14/2019 3:46 PM
98	better than B	6/14/2019 2:54 PM

Lucky Peak Boater Survey

99	Sounds good, don't know that we would need a shuttle. This might over crowd the reservoir and create an unsafe boating situation.	6/14/2019 2:31 PM
100	I appreciate ADA compliance awareness; as a recent stroller user I became quite aware of how challenging stairs can be when transporting. This is my second favorite concept.	6/14/2019 2:22 PM
101	Like ADA improvement. I use ADA services and am a slip renter. I would also ask for additional space to park a personal scooter on the pier for nearby access to slips.	6/14/2019 2:19 PM
102	This concept seems adequate. If is is more cost- effective than concept B, it seems to be a better option than concept B.	6/14/2019 2:15 PM
103	Even better	6/14/2019 2:09 PM
104	I like added capacity.I'd like to see dry storage added. Dry storage would let me store my boat with the mast up and be usable for more of the year than a slip.	6/14/2019 1:59 PM
105	Like the others better	6/14/2019 1:49 PM
106	3rd choice. Without the wave attenuator this solution is not useful. If the wave attenuator was added it would become my second choice.	6/14/2019 1:40 PM
107	This one would be good due to less grand ways, but still there is a lack of short term mooring.	6/14/2019 1:31 PM
108	Similar to A. Nothing here to get excited about. Where is fueling in this proposal?	6/14/2019 1:28 PM
109	Not liking adding more boat traffic without some protection to docked boats (wave attenuator)	6/14/2019 1:20 PM
110	Not sure I understand what this proposal really is	6/14/2019 1:16 PM
111	Nah go big or go home.	6/14/2019 12:59 PM

Lucky Peak Boater Survey

120	No to crowded	6/14/2019 3:46 PM
121	handicapped accessibility isnt needed on the slips but on the launch docks so its easier to drive close to the dock and have the handicapped person have less distance to travel	6/14/2019 2:54 PM
122	Preferred concept.	6/14/2019 2:48 PM
123	Sounds good, don't know that we would need a shuttle. This might over crowd the reservoir and create an unsafe boating situation.	6/14/2019 2:31 PM
124	I love the increased capacity at the marina. This is my favorite concept.	6/14/2019 2:22 PM
125	This concept would be helpful to address the demand for more moorage slips and more parking. The addition of a wave attenuator would be helpful to diminish wear and tear on moored boats.	6/14/2019 2:15 PM
126	Great	6/14/2019 2:09 PM
127	I like that it increases capacity.I'd like to see dry storage added. Dry storage would let me store my boat with the mast up and be usable for more of the year than a slip.	6/14/2019 1:59 PM
128	Easier access to fuel dock would be great	6/14/2019 1:49 PM
129	This solution would be my second choice. The addition of slips and the wave attenuator makes this more viable. Not knowing the # of interested boaters on the wait list makes this difficult to judge.	6/14/2019 1:40 PM
130	This would bring more business and boaters to an area that is already lacking enough parking at busy times, and require expanded facilities as well.	6/14/2019 1:31 PM
131	This is my favorite and would be great. Something needs to be done about the wakes coming into the marina zone.	6/14/2019 1:28 PM
132	This seems like too much additional boat traffic but I do like the wave attenuator	6/14/2019 1:20 PM
133	I like this one	6/14/2019 1:19 PM
134	Same as above. Also, is all of this cost effective with such a short water season and crazy lake levels?	6/14/2019 1:16 PM
135	Great idea. Need more slips for rental.	6/14/2019 1:07 PM
136	This looks like the best option due to the wave attenuator.	6/14/2019 1:02 PM
137	I think that adding slips would be a great addition and help the marina grow as boise grows.	6/14/2019 1:00 PM
138	I like this concept the best but add shore power to charge trolling motor batteries	6/14/2019 1:00 PM
139	Yeah baby!!! Let's do it!	6/14/2019 12:59 PM

CONCEPT D

Concept D explores a much larger expansion of the marina to bring the total slip count to 546, nearly doubling the existing facility. This concept rotates the slips 90 degrees to improve comfort in higher wave conditions, as well as adding a floating wave attenuator with finger piers. Parking is expanded and shuttle service proposed similar to Concept B.



Spring Shores Marina @ Lucky Peak State Park

Boise, Idaho

Concept D

June 8, 2019



21. Please enter comments and suggestions regarding Concept D

Thank you for participating in the Lucky Peak Boater Survey!
We hope you have a great boating season.

Q21 Please enter comments and suggestions regarding Concept D

facilities access Doubling moorings make accommodate Also preference already want much
fee best option congested expansion D long great idea way small increase sure
seems solution need love add ideal looks option area work crowded many
docks wave lake large concept best concept boats really
slips favorite will nice marina water better allow one East
great number slips many boats may Concept D know big makes sense
best reservoir parking camp expanding s think traffic many slips Way big now
wave attenuator capacity happen concern help idea higher use still see number congestion
Adding slips

Q21 Please enter comments and suggestions regarding Concept D

Answered: 156 Skipped: 115

#	RESPONSES	DATE
1	I like the idea to have more slips. It would be nice to not have a long waiting list.	7/1/2019 4:55 PM
2	Looks OK too. How will the infrastructure - 1 toilet support twice the usage	7/1/2019 2:37 PM
3	Also like this one, but seems like too much capacity?	7/1/2019 1:53 PM
4	Too many boats for the revisor. How about improving road to arrow rock so spread boats out over more waterway	7/1/2019 12:14 AM
5	Second choice.	6/30/2019 8:50 PM
6	Wave attenuator is a great idea!	6/30/2019 7:52 PM
7	OK. Now I like this better than concept "B". Simply due to the extra slips. This concept includes the break water which I liked in concept "B" but adds more slips which I think is better. Re-orientation of the boats is a great idea too.	6/30/2019 4:27 PM
8	This concept would be my preference, but my only concern would be the amount of traffic on the lake.	6/30/2019 3:30 PM
9	Will serve more people good for boaters	6/30/2019 2:06 PM
10	Definitely not.	6/30/2019 11:34 AM
11	No, it way to long to drive a straight line with Luck Peak Wind blowing you into out boats and way to congested on one entrance	6/30/2019 11:24 AM
12	Too many slips will create congestion and general over use of the area.	6/30/2019 10:24 AM
13	Do not like this one	6/30/2019 9:47 AM
14	This is by far the best concept. It expands the marina by the most number of slips, turns the slips to be abeam of waves, and provides a protective floating breakwater. If we're going to do this at all, let's do it right!	6/30/2019 6:57 AM
15	I think this is to much.	6/30/2019 4:24 AM
16	This would be the best concept D.	6/30/2019 12:21 AM
17	I like this one the best. Looks all around solid.	6/29/2019 10:01 PM
18	too much and will allow too many boats	6/29/2019 9:48 PM
19	not acceptable	6/29/2019 7:55 PM
20	Like the rotation, however too many boats	6/29/2019 6:57 PM
21	This is my favorite.	6/29/2019 6:44 PM
22	No way. Please dont do this. It would make the lake way too crowded and congested.	6/29/2019 4:32 PM
23	Ridiculous concept.	6/29/2019 1:19 PM
24	All concepts would work but would be nice if you had some weekly slips available for rental.	6/29/2019 12:19 PM
25	Doubling the facility would make the lake and marina almost useless with crowding !!	6/29/2019 12:18 PM
26	No expansion is needed. Slips should not be reserved more than yearly and reserved on a first come basis at a date determined in January for that year	6/29/2019 10:44 AM
27	This is way to much how we are taking About a big tourist area. With the area expanding as much as it is and many out of staters. Who are we accommodating for? The rich that are leaving the big city and buying up houses and boats out here putting real Idahoans out. Most real Idahoans can barely afford their rent let alone accommodate bigger boats.	6/29/2019 10:31 AM
28	Best concept yet. Still not sure about that parking shuttle!	6/29/2019 8:21 AM

Lucky Peak Boater Survey

29	Best. This will help protect boats from waves better while not being used. I would still add mooring docks at the east ramp for day use. Plenty of room for it. I have had to turn away from lucky peak as there was no place for my family to spend the day. All the camp sites were taken and no other place to hang out and tie the boat off to. Ruined the day. Would like to see more campsites as well and restroom facilities around the lake.	6/29/2019 1:51 AM
30	This is complete overkill and will contribute in a dangerous number of boats and overcrowding. Somebody will get hurt with this much traffic.	6/29/2019 1:31 AM
31	This looks ideal as long as the most north west finger dock is designed with temporary mooring in mind.	6/29/2019 1:31 AM
32	IS there a demand for all the increased docks?	6/29/2019 1:28 AM
33	Way too big!!! Adding this much will completely change the amazing experience we have on this lake now. I'm completely against this.	6/29/2019 1:25 AM
34	Most preferred option. Needs expanded picnic, overnight camping, beach & swimming areas, hiking/biking trails, showers & a seasonal store/restaurant. Make it a true marina/park.	6/29/2019 12:30 AM
35	This could help reduce the number of vehicles with trailers, this combined with the overflow shuttle parking seems like a great idea.	6/29/2019 12:29 AM
36	No-already crowded on the water. Becomes too dangerous!	6/29/2019 12:23 AM
37	I don't currently and won't ever keep my boat at the marina in a slip so I don't really have a preference on that topic. I just want more trailer parking spots. Please more trailer parking.	6/29/2019 12:23 AM
38	It's the number of slips but being able to charge the most for each with better services.	6/29/2019 12:04 AM
39	Lucky Peak is a fair weather marina. No accuator required. It's a short boating season so maximize the revenue with better amenities. WiFi would help attract higher income earners so business can be conducted by phone and/or laptop. Those are the boaters that have the money to boat; gas sales, food, etc.	6/28/2019 11:47 PM
40	Completely stupid idea. This will increase population on the lake and increase traffic more accidents and more issues	6/28/2019 11:42 PM
41	Too many boats with this option. It's already crowded on weekends and it's hard with people whom don't understand how to operate boats safely in crowds. If this option is appoved I believe there should be more enforcement of boating laws.	6/28/2019 11:20 PM
42	too big, the lake is over crowded sometimes already	6/28/2019 10:25 PM
43	Yes D	6/28/2019 10:13 PM
44	This is my preference. We need the additional capacity now, and will even moreso in the next 10-20 years. Get it done now rather than nickel and diming things down the road.	6/28/2019 10:12 PM
45	This one	6/28/2019 10:09 PM
46	Way too many boats....it would destroy the experience for all. The reservoir can barely handle the crowds already on weekend and holidays. It would be dangerous and overcrowded.	6/28/2019 9:26 PM
47	No to concept D	6/28/2019 9:16 PM
48	Not a fan of concept d. Too many boats increases risk factors.	6/28/2019 9:09 PM
49	Absolutely hate it	6/28/2019 9:05 PM
50	Nope	6/28/2019 8:36 PM
51	No	6/28/2019 8:27 PM
52	I believe this is the best set up for all patrons collectively, including ADA. This will benefit all Idahoans. What a perfect plan! Thank you for asking!	6/28/2019 7:58 PM
53	The design is nice, but do we really need that much?	6/28/2019 7:21 PM
54	B or D	6/28/2019 3:19 PM
55	Not as convenient as current setup.	6/28/2019 3:18 PM
56	Yes please!	6/28/2019 12:19 AM
57	Love it!	6/27/2019 7:41 PM

Lucky Peak Boater Survey

58	Too big for existing road from Highway to accommodate so many extra people and boats. Try expanding at the other, dam end, of the reservoir.	6/27/2019 10:38 AM
59	Concern over the ability to dock safely	6/26/2019 11:40 PM
60	First reaction is that this is serious overkill and is "too fancy." Feel like it would lead to more crowds on the lake and be too expensive.	6/26/2019 10:10 PM
61	Best concept i would like to see storage for kayaks/canoes too.	6/26/2019 8:18 PM
62	Looks great, the more spaces the better.	6/26/2019 5:06 PM
63	This one seems awesome and also ambitious. I would like this for future growth but seems like it would not happen anytime soon. You would have to put the smallest slips against the wave break not the biggest ships because with the biggest ships the more rocking creates more damage.	6/26/2019 2:59 PM
64	This is super good, maybe explore more connections to the shoreline so that the foot traffic will be more spread out	6/26/2019 2:00 PM
65	As fast as the valley is growing, this one makes the most sense to me.	6/26/2019 11:36 AM
66	Don't like this at all. Too large an expansion and would make the area too congested.	6/26/2019 11:21 AM
67	This is the only way to go! Except add more parking for cars and trucks with trailers. Shaded picnic areas, just use Sunbrella material shade structure with posts to cover large areas, not built structures and you will save money, take them down in Winter.	6/26/2019 10:24 AM
68	Much more efficient use of space and my boat won't get messed up.	6/26/2019 10:02 AM
69	Do this one	6/26/2019 9:17 AM
70	to many boats not enough parking	6/26/2019 9:16 AM
71	Highest desired concept. Enjoy the single access point to ensure boats are not tampered with.	6/26/2019 9:06 AM
72	No	6/26/2019 8:50 AM
73	Too many wake surfing boats already, causing erosion and dangerous conditions for other crafts and people in the water.	6/26/2019 12:24 AM
74	I really like this concept but my only concern is the bottleneck for the single ramp to go in and out of the slips (walkways.) I do like that it could offer better security but seems like it will need to be wider than the normal gangways to accommodate the traffic. I certainly hope that a no-wake zone would accompany the slips to the East, as that beach we call "Jet Ski Beach" seems to attract a lot of "aerobatics" in that area...in fact, I really wish the marina would add a general no wake zone within 200 feet of the marina. I see way too many boaters going too fast near the docks in the area of congestion. Also, I see a bigger issue with parking here. I really don't know how you double the number or slips without adding a lot more parking. For sure, many of those slip customers will no longer be trailering so that helps but they will still be driving a vehicle out there. Perhaps expanding the small parking lot just East of the building could help? Anyway, thank you for soliciting out input, I feel we have an absolute gem of a lake/marina and has so much potential!	6/25/2019 10:25 PM
75	While this is a major "upgrade" to marina slips and access, it will make for a very crowded lake.	6/25/2019 9:09 PM
76	The best concept by far.	6/25/2019 6:32 PM
77	Best concept yet but still don't understand why you are not considering looking at more parking and slips at Barkley bay and Turners?	6/25/2019 6:24 PM
78	The more spots the merrier. This is my favorite option.	6/25/2019 6:14 PM
79	Great if rates would be lower but otherwise just more congested.	6/25/2019 5:36 PM
80	I like D	6/25/2019 4:43 PM
81	The expanded parking and shuttle is the only part the effects our boating	6/25/2019 1:10 PM
82	I would stop going to Lucky Peak if this happened. Way to may boats, It's too small of a lake and only seasonal as it is...The boat dock is only available 5 months of the year, money and resources wasted I feel	6/23/2019 5:56 PM
83	Personally this is the best scenario to me by increasing the availability of more slips and as my wife and I are almost 70 the shuttle idea would be attractive.	6/23/2019 1:42 PM
84	This would obviously be great, but at what annual cost? I don't want my slip rate to skyrocket.	6/22/2019 12:00 AM

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85	I see a bottleneck problem for the single gangway unless it is very wide. Otherwise, comments the same as for Concept A.	6/21/2019 12:17 PM
86	Great Concept Wave Barrier is a must.	6/20/2019 4:14 PM
87	If your gonna go, go big. Concept D works.	6/20/2019 1:04 PM
88	Like the concept but with fewer slips	6/20/2019 12:43 AM
89	Not in favor of this big expansion.	6/19/2019 3:51 PM
90	This is my first choice. It would better protect my boat. It allows for larger slips. I think it's a good idea to increase the capacity because Boise is growing fast.	6/19/2019 12:18 PM
91	Way too many boats !!!!! This is a small res. that is only full for about 60 days. We don't need Cali traffic on the lake.	6/18/2019 7:34 PM
92	To me this is the best option. The valley has grown exponentially however the marina has been the same for a very long time. The masses already use the lake, might as well make it easier and more profitable for future care and expansion. Again, we have been waiting over 4 years for a slip and would be at the lake multiple times a week if we did not have to deal with launching and retrieving every time.	6/17/2019 10:37 PM
93	As long as there's increased parking available for the increase in use. It would be nice to get a slip and not have to worry about parking.	6/17/2019 9:59 PM
94	Not a fan of D. Looks to be more expensive and is likely more difficult to get in and out of the slips.	6/17/2019 9:38 PM
95	looks good	6/17/2019 4:36 PM
96	Can the reservoir support the amount of boats plus the daily launched boats? Very crowded during the weekend and holidays. Only one gangway, could be a problem on an emergency (major fire in the dock). Also, no boat staging area. Preferred option # 2.	6/17/2019 4:08 PM
97	I like this the most! I'm curious how this will work with seasonal adjustments to water flows, will the work for a doubled size be worth the work to set up and break down this facility, or will this be relatively stable? Also, the rotation of slips makes sense for waves that may get into the marina and having this many slips will hopefully cut down on the wait list for access. Consider daily rate slip rental options as well or at least daily rate moorings. You could put 20 moorings between the two launches and I know my crew and I would love being able to just swim to shore for stuff or inflate our dinghy to have a great little spot to stay if all the campgrounds on the water are filled.	6/17/2019 2:27 PM
98	This would be my second choice	6/17/2019 2:22 PM
99	Concerned with more boats, already doesn't feel safe on the weekends.	6/17/2019 1:29 PM
100	Same concerns but any of these sounds pretty great for Lucky Peak and Spring shores.	6/17/2019 11:58 AM
101	Would prefer B or D	6/17/2019 11:17 AM
102	Too big for the size of the lake.	6/17/2019 10:21 AM
103	I like concept D	6/17/2019 3:50 AM
104	This would be amazing. Seems very expensive. I like this one if budget were not an issue.	6/16/2019 11:58 PM
105	Ideal solution. I would absolutely support this and pay a special added 'up front fee' to support this improvement well as a monthly fee for 12 months a year even though slip usage may be less. We need to maximize the total number of slips to reduce the 5 yr backlog of people like me desperate to have the boat in the water all boating season !!!	6/16/2019 10:57 PM
106	This is not Tahoe. The quality of the Lucky Peak experience would go to zero. Not enough camp areas to support this. It would be a horrible experience.	6/16/2019 10:16 PM
107	I think this would be the best long term solution to meet the current needs of the marina and growing population in the valley. My preference would be Concept D.	6/16/2019 10:28 AM
108	Best solution. Slip fees will generate income!	6/15/2019 9:49 PM
109	I guess this concept makes sense with the growing population of the Boise area but I sure hate to see so much traffic and congestion (like our current road conditions). Also, will this expansion, or any of them, increase our slip fees?	6/15/2019 5:47 PM
110	Concept D would be my choice.	6/15/2019 4:57 PM

Lucky Peak Boater Survey

111	This looks like the best option	6/15/2019 2:53 PM
112	This is by far the best plan!	6/15/2019 2:38 PM
113	This seems like the best option. Doubling the current Marina capacity will only catch up to current demand, which will only increase as the population does. This seems like the best option proposed.	6/15/2019 1:50 PM
114	Mo	6/15/2019 11:29 AM
115	Since we are new and don't know about water movement issues - if they are indeed a problem, but this solution of moving them 90 sounds needed. If you don't have enough parking now, how can you even think of expanding the marina ?	6/15/2019 11:24 AM
116	Wow....not sure if that's a reasonable expenditure of funds. Unless the season is lengthened by prioritizing recreation over the higher priority flood control, this would seem to be an inefficient use of public funds for such a short boating season. Can the slip rental revenue offset the cost incurred and is the ROI timeframe reasonable?	6/15/2019 11:23 AM
117	Beyond park's capacity, don't support.	6/15/2019 10:40 AM
118	Too many slips and entrance onto the docks will be too congested with one entry point	6/15/2019 9:54 AM
119	Already to many slips, to many people now on the slips	6/15/2019 9:34 AM
120	This is an ideal concept. My only concern is that all in/out is through one single gangway and could prove to be a bottleneck, especially during busy times. I would opt for at least an East and West gangway.	6/15/2019 3:20 AM
121	This would be interesting. Exciting.	6/15/2019 2:15 AM
122	This is the best plan	6/15/2019 1:28 AM
123	This is the best suggestion listed. Would like to see this implemented.	6/15/2019 1:20 AM
124	Strongest design, but you may want to make sure the primary walkway is built wider than shown in the concept to account for heavy traffic.	6/14/2019 9:59 PM
125	Does not matter to me	6/14/2019 7:17 PM
126	More docks the better	6/14/2019 6:35 PM
127	The wave attenuator and slips on it are a good idea. Boat collisions will increase due to cross wind docking, guaranteed. Egress via one ramp to land in case of fire on the docks? What does the Fire Marshal and Insurance company(s) say about that? We vote NO on Concept D.	6/14/2019 6:04 PM
128	No fuel dock?	6/14/2019 5:30 PM
129	This would be the worst in my opinion, the wave attenuator is a nice feature. One access point is not good. Docks too long will cause congestion and dangerous power boats will be tempted to speed between the docks.	6/14/2019 5:28 PM
130	lake is getting crowded enough. concept c is the best	6/14/2019 5:24 PM
131	Another great plan. Add shore power for larger slips. Add shower facilities.	6/14/2019 5:20 PM
132	This would be my favorite.	6/14/2019 4:41 PM
133	How do we get fuel? Is there still day docking to use the store and facilities?	6/14/2019 4:35 PM
134	I prefer present slip orientation, but Concept D is okay, if affordable! Oh, yeah: add a webcam!	6/14/2019 4:31 PM
135	Not against further expansion as long as enough room is provided to navigate into and out of one's slip.	6/14/2019 4:11 PM
136	I do not want to expand that large. This will directly impact the availability of camp and picnic sites around the lake .A greater fee should be charged for out of state vessels.	6/14/2019 3:59 PM
137	No to many boats	6/14/2019 3:46 PM
138	Too many boats and traffic in and out of the marina	6/14/2019 2:54 PM
139	This is my favorite, Don't know that we would need a shuttle. This might over crowd the reservoir and create an unsafe boating situation.	6/14/2019 2:31 PM
140	I would love for this to happen!	6/14/2019 2:31 PM

Lucky Peak Boater Survey

141	This seems a bit too big of an expansion. Not enough parking available and a single access gangplank does not sound appealing. This is my least favorite concept.	6/14/2019 2:22 PM
142	This is the best option allowing for the most expansion of the marina and allowing for the highest number of moored boats. This is the concept that seems to be the best long-term solution to allow marina activities to expand and allow more Idahoans to enjoy Lucky Peak!	6/14/2019 2:15 PM
143	Yes please	6/14/2019 2:09 PM
144	I like more capacity. I'd like to see dry storage added. Dry storage would let me store my boat with the mast up and be usable for more of the year than a slip.	6/14/2019 1:59 PM
145	If also expands short term for access to the marina looks really nice.	6/14/2019 1:49 PM
146	This solution would be my first choice. Love the added slip capacity, rotating the marina and adding the wave attenuator would be the best of all of the proposed ideas.	6/14/2019 1:40 PM
147	This concept is too excessive! Way over the top!!	6/14/2019 1:31 PM
148	This is great. Is there a need for so many slips?	6/14/2019 1:28 PM
149	The idea of improved ADA accessibility is wonderful and any efforts to increase access to all persons is appreciated. As someone who personally is hopeful for an expansion as I greatly desire renting a slip. I am also unaware of the capacity of this lake. It is a beautiful lake but is their a standard regarding the maximum number of watercraft that it can safely accommodate?	6/14/2019 1:20 PM
150	Way too big. Would rather see dry dock storage vs adding all these slips.	6/14/2019 1:20 PM
151	way to big.....to many boats on the water	6/14/2019 1:19 PM
152	With the growth that is happening, an coming in the future I believe this is the best option.	6/14/2019 1:18 PM
153	The image provided makes it looked very tight. Difficult to get in and out	6/14/2019 1:16 PM
154	Again, more slips would be great!	6/14/2019 1:07 PM
155	I think this is the best option and will help with waves and such. Adding the most slips and being able to accommodate new boats.	6/14/2019 1:00 PM
156	I see what you did there. Cool concept.	6/14/2019 12:59 PM

IDAPA RULE IDAPA FEE BOARD ACTION REQUIRED
 BOARD POLICY INFO ONLY, NO ACTION REQUIRED

AGENDA ITEM
Idaho Park and Recreation Board Quarterly Meeting
February 8-9, 2023
IDPR Headquarters
5657 Warm Springs Ave
Boise, ID 83716

AGENDA ITEM: EBL Boise, LLC, zipline tour course concession assignment request

ACTIONS REQUIRED: Decide whether to modify Section 7 of Concession Agreement 001-EAG-SLC-020415 and authorize the assignment to Gateway Parks, LLC.

PRESENTER: Troy Elmore, Operations Administrator

PRESENTATION

BACKGROUND INFORMATION: EBL Boise, LLC, entered into a fourteen-year concession agreement (“001-EAG-SLC-020415”) with IDPR in April 2015 to create and operate a zipline tour at Eagle Island State Park until February 17, 2029. The tour has been created and is currently under operation during the summer months at the park. The annual revenue generated from the concession and paid to IDPR has averaged \$3,483.67 which is 7% of the concession’s gross receipts.

In October 2022, Mr. Steve Gustafson (with EBL Boise, LLC) approached IDPR with information regarding his interest in selling the physical fixtures (e.g. towers, cables, guy wires and anchors) that create the zipline tour to Mr. Ryan Neptune’s company, Gateway Parks, LLC, and assign 001-EAG-SLC-020415 to Gateway Parks, LLC, for the remainder of the concession agreement’s term.

Assignment of a concession agreement has not occurred in recent IDPR history, if ever. To create a uniform process that is consistent with Policy # 6020 Concession Leases, Deputy Attorney General Joy Vega assisted IDPR in developing an *Application for Assignment of Concession Lease* form, and related *Instructions for Completing Application for Assignment of Concession Lease*. The completed Application, Instructions, and non-confidential documents submitted by the parties are attached.

Additionally, 001-EAG-SLC-020415 contains a renewal provision that appears to not be consistent with Policy #6020 paragraph 4.2 (last amended on 3/4/2017). The Policy states, in part, that: “Large concessions will be awarded on a competitive basis after publication of a request for proposal (RFP), unless otherwise directed by the Board.” In order to bring the concession agreement in line with Board Policy, it is recommended that the Board modify 001-EAG-SLC-020415 Section 7 with the contract language attached as Exhibit A to the submitted Application. The recommended modification would require any assignee to participate in a Request for Proposal process and be determined the successful bidder at the termination of 001-EAG-SLC-020415, in 2029

While the parties have submitted the Application and most of the responsive documents, Section 19 of the concession agreement makes clear that the Board has the discretionary authority to approve or deny an assignment of the agreement. Additionally, Sections 19(A-C)

state that the Board must consider Gateway Parks, LLC's qualifications for safely operating a zipline concession. The contract requires the concessionaire to provide IDPR and the Board with all relevant documents related to the transaction, including all information necessary for the Board to evaluate the fitness and ability of the prospective concessionaire to carry out the terms of the concession agreement. It further requires that the Board shall take into consideration the management qualifications and experience of any individual or entity that would obtain an interest in the facilities or services provided under the contract.

There have been two other occasions when the Board evaluated the fitness and ability, qualifications, and experience of a proposed concessionaire for similar concessions. First, when initially considering EBL Boise, LLC, for the Eagle Island State Park concession in 2015, Mr. Gustafson provided oral testimony which demonstrated EBL Boise, LLC, met the requirements to the Board's satisfaction. Additionally, the following safety standards and quality of service requirements are written in 001-EAG-SLC-020415, as follows:

10. SAFETY STANDARDS AND QUALITY OF SERVICE

A. The Concessionaire and Concessionaire's construction, operation, and testing of the zip line tour shall comply with the applicable ANSI/PRCA American National Standard for Ropes and Challenge Course Installation, Operation & Training Standards as published by the Professional Ropes Course Association, and all applicable local, state, and federal regulations and standards.

B. All Zipline Tour guides will be trained and certified in accordance with the standards in the ANSI/PRCA American National Standard for Ropes and Challenge Course Installation, Operation & Training Standards. The Concessionaire, its employees, and representatives shall conduct themselves in such a manner as to promote a positive image for the business and the State. Determination of whether conduct is unsatisfactory rests solely in the discretion of the Park Manager, in consultation with the IDPR Director. Concessionaire shall address and correct such occurrence(s) of unsatisfactory conduct promptly. Concessionaire agrees that all non-management personnel of the Concessionaire shall, while on duty, wear appropriate clothing, badge, or other identifying insignia by which they may be known to patrons as an employee or representative of the Concessionaire.

Secondly, when evaluating proposals for an aerial park zipline concession at Farragut State Park in 2016, the Board asked for the following minimum requirements to be considered for any eligible concessionaire:

All parties submitting proposals have to demonstrate the following minimum qualifications for their proposal to be considered:

1. A verifiable work history of no less than five years in business activities that involve providing products or services to the general public.
2. A verifiable work history of no less than two years in overseeing or directing, at the general manager or owner level, a business which provides products or services to the general public.
3. A verifiable work history of no less than five (5) years of constructing, developing and operating aerial adventure courses.

Staff expects that representatives of EBL Boise, LLC, and Gateway Parks, LLC, will be present at the Board Meeting to provide testimony to the Board that may demonstrate the proposed

concessionaire, Gateway Parks, LLC, can meet the requirements of the concession agreement.

STAFF RECOMMENDATIONS:

First, staff recommends that modification of Section 7 of 001-EAG-SLC-020415, as set forth in Exhibit A to the Application, be agreed to in writing by the Board and any assignee as a condition of any assignment of this concession agreement.

Second, staff recommends that the Board exercise its discretionary authority to approve the requested assignment only if Gateway Parks, LLC, has unequivocally demonstrated its ability to operate the zipline concession in compliance with all ANSI/PRCA American National Standard for Ropes and Challenge Course Installation, Operation & Training Standards, safely and in the public interest under the regulation of the Idaho Department of Parks and Recreation.

Attachments

STATE OF IDAHO DEPARTMENT OF PARKS & RECREATION
CONCESSION AGREEMENT
EAGLE ISLAND STATE PARK
ADA COUNTY, IDAHO
001-EAG-SLC -020415

THIS AGREEMENT is made on the 20 day of April, 2015, between the State of Idaho, acting through the Department of Parks And Recreation, P.O. Box 83720, Boise, Idaho 83720-0065, herein referred to as "the State," and EBL Boise, LLC herein referred to as "Concessionaire." The State manages Eagle Island State Park, herein referred to as "the Park." The State desires to enter into an agreement with Concessionaire for the creation and operation of a zip line tour at the PARK, pursuant to the authority of IDAPA 26.01.20.650, which provides that no "person, firm, or corporation may operate any concession, business, or enterprise within lands administered by the department without written permission or permit from the [Park and Recreation Board]." Concessionaire desires to secure such concession rights in the PARK shown in Exhibit A (Park Map), which is attached and incorporated by reference into this Agreement. In consideration of the mutual covenants herein contained, the parties agree as follows.

1. GRANT AND DESCRIPTION OF CONCESSION PREMISES

The State, pursuant to the authority of, and in accordance with, Idaho Code, Title 67, Chapter 42, grants to Concessionaire and Concessionaire accepts from the State, the privilege to provide the required and optional services and facilities as set forth below. Concessionaire's operations shall be limited to that portion of the Park designated on Exhibit B, which is attached to, and incorporated by reference into this Agreement. The area designated on Exhibit B, along with all structures erected by Concessionaire pursuant to this Agreement, are hereinafter referred to collectively as the "Concession Premises" or "Premises."

A. Required services and facilities:

1. The construction, maintenance and operation of a Zipline Tour Course of approximately 2 acres in size, suitable for providing guided zipline tours for participants with a wide-range of experiences and physical abilities.

2. Zipline Tour Course hours typically will be weekdays 9:00 am to 9:00 pm. Weekend and holiday, 9:00 am to 9:00 pm. Hours may be adjusted at the request of the Concessionaire and the approval of the State shall not be unreasonably withheld.
3. The Concessionaire shall provide all equipment necessary to build out the venue and support the day-to-day operation of the facility, including staffing and required course maintenance.
4. Concessionaire shall provide services year-round, weather and profitable demand permitting. Concessionaire shall provide the State with an operation schedule indicating times of operation. Concessionaire shall not vacate the Concession Premises or stop conducting business for a period of thirty (30) days or more without written permission from the State, except for vacancies or interruption of business caused by weather, casualty, lack of profitable demand or other cause that is beyond Concessionaire's control. If such circumstances occur, Concessionaire shall immediately notify the State of the closure. The State reserves the right to request changes in the dates and times of required facilities and services to ensure adequate service to the public as long as request meets profitable demand requirements. Any seasonal closure should be approved by the State, ideally in writing sixty (60) days in advance of the closure date, which the State approval shall not unreasonably be withheld.
5. Concessionaire shall have non-exclusive but primary occupancy of the Ticket Booth for ticket sales, check-in and preparation of patrons for use of the Zipline Tour Course, as designated on Exhibit B. Concessionaire may, with the approval of the State, install a lockable safe or other storage unit to secure Concessionaire's equipment, office supplies, and customer information. Concessionaire shall be responsible for the daily cleaning and general maintenance of the leased premises to ensure the premises is in good, safe and clean order.

B. Optional services:

1. The rental of associated sports equipment required for the use and enjoyment of the Zipline Tour Course venue.

C. Activities specifically prohibited:

1. The sale of alcoholic beverages.

2. The sale of beverages in glass bottles.
3. Unsupervised use of the Zipline Tour Course,

2. TERM

The terms of this Agreement shall be for fourteen (14) years and shall commence on February 17, 2015 and end on February 17, 2029, these dates inclusive. The term of this Agreement is subject to early termination only as provided in this Agreement.

3. RENTAL PAYMENTS

- A. Payments.** For all gross receipts generated during the term of this Concessionaire shall pay to the State seven percent (7%) of the gross receipts as defined in Section 4 herein.
- B. Calculation of Payments.** Payment shall be calculated and payment made monthly not later than the 20th day of each month for operations conducted during the preceding month. Payment shall be made to the order of the Idaho Department of Parks and Recreation, Attn: Eagle Island State Park, P.O. Box 83720, Boise, Idaho 83720-0065.
- C. Late Payments.** Late payments shall accrue interest at the legal rate of interest as set by the State Treasurer for the accrual of interest on judgments until paid. Payments that are more than thirty (30) days late will constitute a material breach of this Agreement absent a written addendum to this Agreement signed by both parties.

4. DEFINITION OF GROSS RECEIPTS

Gross receipts, as used in this Agreement, shall include all monies and anything else of value received by Concessionaire from the provision of the required or optional services described herein, or from any other business conducted on the Concession Premises by Concessionaire, or from any other use of Concession Premises by Concessionaire; Provided, that the following items shall be excluded when calculating Gross Receipts: sales or excise taxes imposed by any governmental entity; credit card processing fees, and reservation processing fees paid to parties other than Concessionaire or affiliated companies.

5. RECORD KEEPING

- A.** Concessionaire shall keep true and accurate books and records showing all of its business transactions in separate records of account for the concession in a manner

acceptable to the State. The State shall have the right to examine daily sales records kept on the Premises during regular business hours of Concessionaire; provided that such examination does not unreasonably interfere with Concessionaire's operation of the concession. The State shall have the right to examine all other books and records, including but not limited to inventory records and certified State of Idaho Sales Tax Return Records, provided that the State shall treat such records as confidential and not divulge them to third parties except in the event of litigation. The State shall examine books and records only upon reasonable notice and only at such times as will not unreasonably interfere with Concessionaire's operation of the concession. The State further shall have the right to examine and audit all such books and records at any time within two (2) years of termination or expiration of this agreement, or until such time that a final audit is concluded as to Concessionaire's business under this agreement, whichever event occurs first.

- B.** Concessionaire shall install and maintain inventory, bookkeeping and accounting methods, and methods of collection of monies, which shall permit the State to accurately compute the gross revenue of Concessionaire.
- C.** Concessionaire may, at its own expense, install and maintain such cash register equipment for on-site sales as will provide a continuous registering tape and show sales breakdown as to major categories of goods and services sold. Concessionaire shall also maintain at its own expense a sales journal, cash disbursement journal and general ledger.
- D.** Concessionaire shall submit to the State, no later than the 20th day of each month, a statement of monthly gross receipts for the preceding month of operation. Such statement shall contain appropriate documentation to certify that all gross receipts during the monthly reporting period have been properly reported to the State.

6. EXCLUSIVENESS POLICY

- A.** The Concessionaire shall have the exclusive right to provide Zipline Tours at the Park. While Concessionaire may, at its option, provide additional services within the Concession Premises, such right is non-exclusive. Concessionaire shall not provide any concession services whatsoever on any portion of the Park outside the Concession

Premises.

- B. Concessionaire use of the designated Concession Premises is not exclusive. The grounds within the Concession Premises remain open to public use; provided, that Concessionaire may exclude the public from any structures erected on the Concession Premises except for those customers paying for Zipline Tours.
- C. The State shall not authorize Zipline Tours at any State Park within a 50 mile radius of Eagle Island State Park.

7. RENEWAL

A. **Right of First Refusal.** The State does not grant Concessionaire the right to automatically renew this agreement for an additional period of time. However, if the State, at the expiration of this agreement, desires to lease the Premises again, and if Concessionaire is not in default or breach as set forth in Section 17 of this agreement, the State grants Concessionaire the first right to accept a new agreement under such terms and conditions as the State may then prescribe and under the following conditions.

1. Concessionaire shall first notify the State in writing of its desire to renew the agreement sixty (60) days prior to its expiration. If the State desires to renew this agreement, it shall notify the Concessionaire in writing of the terms and conditions that the State may then desire to prescribe. Mailing to the last known address of Concessionaire shall complete notification to Concessionaire. Concessionaire shall then have thirty (30) days from the date of that mailing to notify the State of its acceptance of the terms and conditions prescribed by the State. Acceptance shall be complete only if received by the State in writing and within the time prescribed.
2. The right of first refusal shall not apply in the event the State terminates this Agreement for cause or in the event of early termination of this Agreement by Concessionaire.
3. The right of first refusal shall not apply to any concession agreement offered by the State more than twelve (12) months after the expiration of this Agreement.

8. HOLDOVER

If Concessionaire holds over after the expiration of the term of this Agreement with the express or implied consent of the State, such holding over shall be deemed to be a month to-month tenancy otherwise subject to the terms of this Agreement. During such month-to month tenancy,

Concessionaire shall pay monthly rental in the amount of nine percent (9%) of that month's gross receipts, whichever is greater.

9. GOING CONCERN, BLUE SKY, BUSINESS VALUES OF CONCESSION OPERATIONS

Concessionaire's rights and privileges are limited to those rights and privileges specifically granted in this Agreement and Concessionaire's business operations upon the Premises shall not, as between the State and Concessionaire, accrue any value for going concern, good will, blue sky, business values, trade name, or other intangible property.

10. SAFETY STANDARDS AND QUALITY OF SERVICE

- A. The Concessionaire and Concessionaire's construction, operation, and testing of the zip line tour shall comply with the applicable ANSI/PRCA American National Standard for Ropes and Challenge Course Installation, Operation & Training Standards as published by the Professional Ropes Course Association, and all applicable local, state, and federal regulations and standards.
- B. All Zipline Tour guides will be trained and certified in accordance with the standards in the ANSI/PRCA American National Standard for Ropes and Challenge Course Installation, Operation & Training Standards. The Concessionaire, its employees, and representatives shall conduct themselves in such a manner as to promote a positive image for the business and the State. Determination of whether conduct is unsatisfactory rests solely in the discretion of the Park Manager, in consultation with the IDPR Director. Concessionaire shall address and correct such occurrence(s) of unsatisfactory conduct promptly. Concessionaire agrees that all non-management personnel of the Concessionaire shall, while on duty, wear appropriate clothing, badge, or other identifying insignia by which they may be known to patrons as an employee or representative of the Concessionaire.

11. CONTROL OF RATES AND CHARGES

Concessionaire agrees that all fees, rates, and prices charged by Concessionaire for goods and services furnished or sold to the public are subject to review and recommendation by the State. Until December 31, 2015, the fees charged to users for accessing the Zipline Tour Course will not exceed ninety dollars (\$90.00) per person for regular tours and sixty dollars (\$60.00) per

person for short tours, without the prior written approval of the State. Concessionaire shall, by December 1 of each year, submit to the State for approval a list of the maximum fees, rates, and prices proposed for the following operating year. The State may not require a modification in price that would prevent Concessionaire from realizing a profit on goods or services sold. Concessionaire shall keep a schedule for such fees, rates or prices posted at all times in a conspicuous place on the Concession Premises

12. CONSTRUCTION OR MODIFICATION OR IMPROVEMENTS

- A. The Concessionaire shall submit, for the review and prior written approval of the State, all plans, drawings, and specifications for any construction upon the Concession Premises. All plans shall be approved by an Idaho-licensed Professional Engineer. The State shall approve, reject, or require modifications of such plans within forty-five (45) days after submission of those plans to the State. The State's approval of the plans will not be unreasonably withheld.
- B. Concessionaire shall, at its own expense, construct the Zipline Tour Course in accordance with a design to be submitted to and approved, in writing, by the State. Construction is projected to be complete and the course available for operation in November 2015 or sooner, depending upon receipt of engineering, all change request(s) from the State, and receipt of any required building permits. Concessionaire shall obtain all permits and authorizations required by applicable law, at Concessionaire's expense. Extensions of time may only be granted for good cause shown by Concessionaire, and approved by the State.
- C. Concessionaire shall obtain installation of all utility services deemed required by the Concessionaire for operation of the concession facilities, at Concessionaire's cost.
- D. All construction shall comply with the standards identified in Section 10.
- E. Concessionaire shall properly secure all construction areas, equipment, and apparatus during project construction and shall coordinate with park staff to identify and plan for site security, including the exclusion of the public from park areas on a temporary basis during project construction."
- F. Concessionaire shall make payment in full to all required subcontractors and suppliers.
- G. Concessionaire shall supply and install all equipment necessary to operate the course in

compliance with the standards identified in Section 10.

- H. Concessionaire shall obtain all necessary permits and licenses, and shall maintain said permits and licenses at all times during the term of this Lease Agreement. Any costs for fees associated with acquiring and/or maintaining permits and licenses shall be the responsibility of the Concessionaire.
- I. Concessionaire shall perform initial and periodic testing of the course components and equipment as provided by the standards identified in Section 10.
- J. Concessionaire shall provide and install signage. The appearance, content and placement of signage are subject to State approval to ensure signage does not display material offensive to park visitors, and to ensure signage is consistent with Park aesthetics. State approval shall not be unreasonably withheld. Signage shall include the information that the Zipline Tour Course is not a state park operation.

13. MAINTENANCE, REPAIRS, AND SECURITY

- A. Maintenance and Repairs.** Concessionaire shall, at its own expense, maintain the Concession Premises in clean, healthful, and safe condition, in accordance with applicable state, county, and federal laws and regulations, and in accordance with the Standards identified in Section 10. If Concessionaire fails to undertake repairs necessary to maintain such conditions, the State shall have the right to order Concessionaire to cease operations until such repairs are complete, or at the State's option, to perform such maintenance or repairs, in which case the Concessionaire shall promptly reimburse the State for all costs incurred by the State in performing such maintenance or repairs, provided that the State shall first give Concessionaire fifteen (15) days written notice of its intention to perform such maintenance or repairs to enable Concessionaire to perform such maintenance or repairs at its own expense.
- B. Emergencies.** In the event of any emergency such as vandalism, fire, wind, flooding, hail, or other act of God, which threatens damage to the Concession Premises or harm to the public, the State may immediately act to stop such emergencies and mitigate any potential damage to the Concession Premises. The State shall notify Concessionaire of any emergency circumstances, action, or repair and shall request that Concessionaire make further repairs necessitated by such emergency.

Concessionaire shall reimburse the State for all reasonable repairs made pursuant to this emergency provision.

- C. Security.** Concessionaire is solely responsible for providing security for, and controlling access to, any structures and personal property of Concessionaire on the Concession Premises.

14. INSURANCE

A. Concessionaire shall obtain and maintain insurance at its own expense as required herein for the duration of this Agreement, and comply with all limits, terms and conditions stipulated. Policies shall provide, or be endorsed to provide, all required coverage. Concessionaire shall provide certificates of insurance or certified endorsements as applicable for the insurance required.

1. All insurance, except for Workers Compensation shall be endorsed to name the State of Idaho and the Idaho Department of Parks and Recreation as Additional Insured.
2. All insurance shall be with insurers rated A-, VII, or better in the latest Bests Rating Guide, and be in good standing and authorized to transact business in Idaho. The coverage provided by such policies shall be primary. Policies may contain deductibles, but such deductibles shall not be deducted from any damages due the State.
3. If any of the liability insurance required for this agreement is arranged on a “claims-made” basis, “tail coverage” will be required at the completion or termination of this agreement for a duration of twenty-four (24) months thereafter. Continuous “claims-made” coverage will be acceptable in lieu of “tail-coverage” provided the retroactive date is on or before the effective date of this agreement, or twenty-four-months “prior acts” coverage is provided. Concessionaire will be responsible for furnishing certification of “tail coverage” or continuous “claims-made” coverage.
4. By requiring insurance herein, the State does not represent that coverage and limits will necessarily be adequate to protect the Concessionaire, and such coverage and limits shall not be deemed as a limitation on the Concessionaire’s liability under the indemnities granted to the state.
5. Concessionaire shall maintain insurance in amounts not less than the following:
 - a. Commercial General Liability (CGL) with a limit of not less than \$1,000,000 each

occurrence, and \$1,000,000 annual aggregate, if defense is outside the limits. If defense is inside the limits, the limit must be \$2,000,000 each occurrence, and \$2,000,000 aggregate. If necessary, a commercial umbrella or excess policy may be used to meet the limits required, providing the CGL is listed on the underlying insurance in the umbrella or excess policy, and the umbrella/excess policy meets the requirements above for acceptable carriers.

- b. Automobile Liability including owned, non-owned, and hired liability with a limit of not less than \$1,000,000 each occurrence, and \$1,000,000 aggregate. If necessary, a commercial umbrella or excess policy may be used to meet the limits required, providing the Auto is listed on the underlying insurance in the umbrella or excess policy, and the umbrella/excess policy meets the requirements above for acceptable carriers.
- c. Workers Compensation Insurance in amounts as required by statute in all states in which the contractor performs work, and Employers' Liability with a limit of \$100,000 Bodily Injury by Accident-each Accident, \$100,000 Bodily Injury by disease-each employee, \$500,000 Bodily Injury by Disease-policy limit.
- d. The Concessionaire or its construction contractor, their successors and approved assigns, shall maintain Builder's Risk insurance to cover the construction site and improvements against risks including, but not limited to, fire, wind damage, and vandalism. Concessionaire shall provide the State with a certificate of insurance prior to beginning of construction or site preparation.

15. HOLD HARMLESS AGREEMENT

Concessionaire shall indemnify, defend and save harmless the State, its officers, agents and employees from and against any and all liability, claims, damages, losses, expenses, actions, attorneys' fees and suits whatsoever caused by or arising out of Concessionaire's negligent or wrongful performance, acts or omissions under this Agreement or Concessionaire's failure to comply with any state or federal statute, law, regulation or rule. Nothing contained herein shall be deemed to constitute a waiver of the State's sovereign immunity, which immunity is hereby expressly reserved.

16. INCORPORATION OF PLANS AND AGREEMENTS

The park master plan for the Park, as may be amended from time to time, is incorporated by reference into this Concession Agreement.

17. TERMINATION FOR BREACH

- A. Violations.** Each term and condition of this Agreement is material, and default as to, or breach of any, of these terms by Concessionaire shall be grounds for termination of the entire agreement by the State. Any material violation by Concessionaire of any rule or regulation now in force or hereafter adopted by the Park and Recreation Board, shall be grounds for termination of this Agreement. The determination of whether a violation constitutes a material violation subjecting this Agreement to termination shall rest solely in the discretion of the State.
- B. Bankruptcy.** A material violation of this Agreement shall be deemed to occur if Concessionaire files a petition in bankruptcy or insolvency or for reorganization under any bankruptcy act or if involuntary proceedings under any bankruptcy act or insolvency act be instituted against Concessionaire or if a trustee or receiver is appointed of any property of Concessionaire.
- C. Violation of Land and Water Conservation Fund Act Requirements.** All concession operations must comply with the provisions of the Land and Water Conservation Fund Act (LWCF) and implementing guidelines (36 Code Federal Regulations 59), including, but not limited to, provisions requiring the leased area to be maintained as a public outdoor recreation facility, not as a private area; the provision requiring fees to be competitive with fees for similar private facilities; and compliance with all Civil Rights and accessibility legislation (e.g., Title VI of Civil Rights Act, Section 504 of Rehabilitation Act, and Americans with Disabilities Act), with such compliance indicated by signs posted in visible public areas, statements in public information brochures, etc. Noncompliance with LWCF requirements shall be deemed a material violation of this Agreement and cause for termination.
- D. Notice of Violation.** The State shall provide written notice to Concessionaire of any Agreement or rule violation and shall allow Concessionaire thirty (30) days from service of the notice to cure the violation.

- E. Notice of Termination.** Agreement or rule violations which have not been cured within thirty (30) days of receipt of the notice of violation shall subject the Agreement to termination. Notice of termination shall be in writing and shall be effective upon service.
- F. Administrative Fees.** Prior to the termination, Concessionaire may elect to pay the State's administrative costs associated with enforcing the terms of this Agreement, and the State may agree to accept payment of such costs in lieu of termination for each day that such violation went uncorrected over and beyond the thirty day grace period provided in section 17.E of this Agreement. The State and Concessionaire agree that such administrative costs are fixed at fifty dollars (\$50) for each day that the violation goes uncorrected, up to a maximum of one thousand, five hundred dollars (\$1,500).
- G. Reinstatement.** Not later than thirty (30) days following the termination of this Agreement for cause, the Concessionaire may submit to the State a written request for reinstatement setting forth good cause why the Agreement should be reinstated. At the Director's discretion, the Agreement may be reinstated upon the payment of a reinstatement fee of four hundred dollars (\$400), and upon such other terms and conditions as the Director deems appropriate.
- H. Termination by Concessionaire.** Concessionaire may terminate this Agreement at any time by giving one year written notice to the State of its intent to terminate.

18. CONCESSIONAIRE'S OBLIGATIONS AND RIGHTS UPON TERMINATION OR EXPIRATION

- A.** At the expiration or early termination of this Agreement, Concessionaire shall, within one hundred eighty (180) days thereafter, remove from the Premises or otherwise dispose of in a manner satisfactory to the State all personal property belonging to Concessionaire, and restore the Premises to as good a condition as the same were in at the date of this agreement. If removal and restoration is not completed within one hundred eighty (180) days after termination, the State may, at its election, perform the work and bill Concessionaire for the costs thereof. Concessionaire shall pay such bill within sixty (60) days of receipt, provided the State or other Concessionaire has not blocked or impeded Concessionaire from reasonable restoration of the Premises by placement of structures, buildings, or other objects not present at the time of the initial

course installation

- B. Payment of Rent Due.** Upon expiration or termination, any unpaid monthly rent shall be considered at once due and payable by Concessionaire without notice by the State.
- C. Improvements and fixtures.** Unless agreed otherwise in writing, Concessionaire shall, upon the expiration or termination of this Agreement, be required to remove from the Premises or otherwise dispose of in a manner satisfactory to the State, those improvements and fixtures constructed or installed by Concessionaire. Concessionaire shall restore the Premises to as good a condition as the same were in at the date of this agreement. If removal and restoration is not completed within thirty (30) days after termination, the State may, at its election, perform the work and bill Concessionaire for the costs thereof. Concessionaire shall pay such bill within thirty (30) days of receipt.
- D. Bankruptcy.** If, upon bankruptcy or insolvency of Concessionaire, the State does not elect to terminate this agreement pursuant to Section 17.B, any use, assignment, or disposition of buildings, improvements, appurtenances, and fixtures existing upon the Concession Premises by a trustee or receiver shall be subject to the terms of this agreement.
- E. Going Concern. Blue Sky, Business Values.** Concessionaire waives any claim that it is entitled to compensation for going concern, good will, blue sky, business values, trade name, or other intangible property upon expiration or termination of this Agreement, regardless of whether the State intends to continue similar business operations upon the Premises or offer an opportunity to a successor concessionaire to operate a similar business upon the Premises.

19. ASSIGNMENTS OR SALE OF INTEREST

Concessionaire and/or any person or entity that owns a “controlling interest” as herein defined in Concessionaire’s ownership (collectively defined as the Concessionaire for the purpose of this section), shall not assign, sublease, or otherwise sell or transfer responsibilities under this agreement or the concession operations authorized hereunder, or sell, or otherwise assign or transfer (including but not limited to mergers, consolidations, reorganizations or other business combinations) a controlling interest in such operations, this agreement, or controlling interest in Concessionaire’s ownership as defined herein,

without the prior written consent of the State. Failure to comply with this provision or the procedures described herein shall constitute a material breach of this Agreement for which the Agreement may be terminated immediately by the State without regard to the procedures for termination set forth above, and the State shall not be obligated to recognize any right of any person or entity claiming an interest in this Agreement or claiming the right to own or operate the concession operations authorized hereunder.

- A.** Concessionaire shall advise the person or entity proposing to enter into a transaction described above that the State shall be notified and the proposed transaction is subject to review and approval by the State. Concessionaire shall request in writing the State's approval of the proposed transaction and shall promptly provide the State all relevant documents related to the transaction, including all information necessary for the State to evaluate the fitness and ability of the prospective Concessionaire to carry out the terms of this Agreement in a manner satisfactory to the State.
- B.** The State in exercising its discretionary authority herein shall, among other matters, take into consideration the management qualifications of any individual or entity that would obtain an interest in facilities or services authorized hereunder, the experience of any such individual or entity with similar operations, and the ability of any such individual or entity to operate the concession authorized hereunder in the public interest under the regulation of the State.
- C.** For the purposes of this section, the term "controlling interest" in Concessionaire's ownership shall mean, in the instance where Concessionaire is a corporation or limited liability company, an interest beneficial or otherwise of sufficient outstanding voting securities or capital of Concessionaire so as to permit exercise of substantial managerial influence over the operations of the Concessionaire; and, in the instance of a partnership, limited partnership, joint venture, or individual entrepreneurship, any beneficial ownership of the capital assets of Concessionaire sufficient to permit substantial managerial influence over the operations of Concessionaire shall constitute a controlling interest for purposes of this Agreement.
- D.** No mortgage shall be executed and no bonds or other evidence of interest in, or indebtedness upon the assets or proposed assets of Concessionaire, including this agreement, shall be issued except for the purpose of installing, enlarging, or improving

facilities and equipment for the accommodation of the public upon the Premises and then only with the prior written consent from the State. In the event of default on such mortgage, encumbrance or other indebtedness or of other assignment or transfer, the creditor or any assignee thereof shall succeed to the interest of Concessionaire in such assets, if any, but shall not thereby acquire any operating right or privilege in or to the operation of the concession, or the Concession Premises, pursuant to this Agreement, without the express prior written consent of the State.

- E. In the event that approved improvements are financed by any outside investors, Concessionaire shall disclose the identity of said investors to the State.
- F. In the event that the State shall approve assignment of this Agreement to any other person or entity, the Concessionaire shall pay to the State an amount equivalent to ten percent (10%) of the assignment price, minus the amount paid by the assignee for any buildings, improvements, appurtenances, and fixtures owned by Concessionaire existing upon the Concession Premises. The State acknowledges Concessionaire's working relationship with Experience Based Learning, Inc., an Illinois Corporation (hereinafter "EBL"), and agrees that the assignment fee shall not apply to applications to assign this Agreement to an entity wholly or majority owned by EBL, and further agrees that applications to assign this Agreement to an entity wholly or majority owned by EBL shall not be unreasonably denied.

20. SIGNS, ADVERTISING NAME

Concessionaire shall not erect a sign on the Concession Premises or in the vicinity thereof, without obtaining the prior written approval of the State. No advertisements, or signs containing brand names or products sold at the concession, are to be displayed on the exterior of any building or anywhere within the Concession Premises. Concessionaire's marketing materials shall be subject to State review and approval, which approval shall not be unreasonably withheld and which shall be granted within one week of submittal for all print, video, television or radio ads. Concessionaire shall be permitted to conduct social media marketing, email blasts, website updates and other digital marketing with State review and recommendations. Concessionaire's marketing will acknowledge Eagle Island State Park and Idaho State Parks. The State shall provide Concessionaire a prominent link on the Eagle Island State Park webpage

to the Concessionaire's website.

21. BUSINESS NAME

Any assumed or fictional business name used by Concessionaire in conjunction with its concession operations upon the Premises shall be professional and tasteful, and subject to the approval of the State.

22. LICENSES AND PERMITS

Concessionaire shall obtain and pay for all permits or licenses that may be required for the operation of the concession.

23. COMPLIANCE WITH APPLICABLE LAWS

Concessionaire shall at all times comply with all applicable laws, ordinances, and regulations of IDPR, the State of Idaho, the United States, as well as any applicable county or city ordinances. Violation of such laws, ordinances, or regulations may be considered as cause for termination of this agreement.

24. UTILITIES

If additional utilities are desired by the Concessionaire, the Concessionaire shall at its own expense be responsible for the installation, extension, hookup, and metering of all utilities used in connection with the Concession Premises where separate metering is available. All new utilities, including electrical wiring, shall be installed underground. Concessionaire shall be responsible for the accrual and payment of all utility charges or fees, commencing seven days prior to the first open business day. The termination of this responsibility will occur seven (7) days after the close of the last business day.

A. State-Supplied Water. If the State supplies water to the Premises, it will do so without charge, provided that such supply shall be for the term of this agreement only. The State shall not be responsible for improvement of the water supply beyond that quantity and quality existing as of the date of this agreement, and the State shall not be liable for any damages due to the failure in the supply of water. The State shall give reasonable notice to Concessionaire of any temporary discontinuance of the water supply due to repair or maintenance.

B. Trash Service. The State will haul normal concession-generated garbage during regularly scheduled maintenance runs if it is properly bagged and placed in park dumpsters designated by the Park manager. This provision does not apply to Construction debris. During construction of the Zipline Tour Course, the appropriate disposal of all construction debris shall be the responsibility of the Concessionaire and performed without making use of the existing trash service provided by the State for the operation of Eagle Island State Park.

25. OPERATION

Concessionaire, its employees and representatives shall conduct themselves in such a manner as to promote a positive image for the concession business, the Park and the State.

26. SANITATION

Concessionaire shall keep the Premises in a clean and sanitary condition at all times.

27. RIGHT TO ACCESS.

The Park Manager and Assistant Manager shall have access to the Concession Premises and to each part thereof during the regular business hours of Concessionaire for the purpose of inspecting the Concession Premises and daily sales records. Concessionaire shall have the right at all times to travel over Park property on a route approved by the State to get to and from the Concession Premises in order to keep the Premises open during regularly scheduled business hours.

28. TAXES.

Concessionaire shall pay all taxes on business property, personal property, and improvements belonging to Concessionaire located on the Concession Premises. Concessionaire shall pay all sales and other taxes levied against the operation of the concession. Concessionaire shall pay all taxes or assessments or charges, which at anytime may be lawfully levied upon any interest in this agreement or any possessory right that Concessionaire may have in or to the Concession Premises. Concessionaire shall provide the State with a valid tax identification number.

29. GENERAL PROVISIONS

- A. Waiver of Agreement Terms.** No waiver by either party at any time of any of the terms, conditions or covenants of this agreement shall be deemed a waiver at any time thereafter of the same or any other term, condition or covenant herein contained, nor of the strict and prompt performance thereof. No delay or failure by the State to reenter the Premises or to exercise any right, power or privilege or option arising from any default, nor any subsequent acceptance of rent then or thereafter accrued shall impair any such right, power, privilege or option held by the State, or be construed as a waiver of such default or relinquishment of any rights herein. No option, right, power, remedy or privilege of the State shall be construed as being exhausted by the exercise thereof in one or more instances. The rights, powers, options and remedies given to State by this concession agreement shall be deemed cumulative.
- B. Modification.** Notwithstanding any of the provisions hereof; the parties hereinafter, by mutual consent, may agree to written modifications or additions to this agreement, subject to approval of the Idaho Park and Recreation Board. The State shall have the right to grant reasonable extensions of time to Concessionaire for any purpose, or for performance of any obligation of Concessionaire hereunder.
- C. Terms Binding Upon Successor.** All the terms, covenants, and conditions of this agreement shall inure to the benefit of and be binding upon the successors and assignees of the parties hereto. The provisions of this Section shall not be deemed as a waiver of any of the conditions against assignment set forth above.
- D. Non-Discrimination.** Concessionaire and its employees shall not discriminate against any person because of race, gender, color, ancestry, national origin, or disability by refusing to furnish such person any accommodation, facilities, services, or privileges offered to or enjoyed by the general public. Nor shall Concessionaire or its employees publicize the accommodations, facilities, services, or privileges in any manner that would directly or inferentially reflect upon or question the acceptability or the patronage of any person because of race, gender, religion, color, ancestry, national origin or disability.

In the performance of this agreement, Concessionaire shall not discriminate against any employee or applicant for employment because of race, gender, color, religion, national origin or disability. Concessionaire shall take affirmative action to ensure that

applicants are employed and that employees are treated during employment without regard to their race, gender, color, religion, ancestry, national origin or disability. Such action shall include, but not limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

Concessionaire shall permit access to its records of employment, employment advertisement, application forms and other pertinent data and records by any agency of the State designated for the purpose of investigation to ascertain compliance with Title 67, Chapter 59, Idaho Code.

- E. Time of the Essence.** Time is expressly declared to be of the essence in this Agreement.
- F. Notices.** Any notice given under the terms of this Lease shall be deemed given and delivered when personally delivered or if mailed, the date same is deposited in the United States Mail, and mailed by regular or certified mail, postage prepaid and properly addressed to the appropriate party, as follows:

To Concessionaire at: Steve Gustafson
EBL, Inc
3634 Laura Lane
Rockford, Ill 61114
steve@ebl.org
Website: www.EBL.org

With Copy To:
Craig Thomas
Reno Zahm, LLP
4902 McFarland Road
Suite 400
Rockford, IL 61107
cpt@renozahm.com
www.RenoZahm.com

To the State at: Idaho Department of Parks and Recreation
Eagle Island State Park
PO Box 83720
Boise, ID 83720-0065

The address to which notices may be mailed shall be changed by written notice to the

other party.

- G. **Public Records.** Pursuant to Idaho Code section 9-335 *et seq.*, information or documents received from Concessionaire may be open to public inspection and copying unless exempt from disclosure. Concessionaire shall clearly designate individual documents as “exempt” and shall indicate the basis for such exemption and Concessionaire agrees to indemnify and defend the State for honoring such a designation. The failure to designate any document that is released by the State shall constitute a complete waiver of any and all claims for damages caused by any such release. If a Public Records Law request is made for materials claimed exempt, the Concessionaire claiming exemption shall provide the legal defense for such claim.
- H. **Officials, Agents, and Employees of the State not Personally Liable.** It is agreed by and between the parties hereto that in no event shall any official, officer, employee or agent of the State be in any way liable or responsible for any covenant or agreement, whether expressed or implied, nor for any statement, representation or warranty made in or in connection with this Agreement. In particular, and without limitation of the foregoing, no full-time or part-time agent or employee of the State shall have any personal liability or responsibility under this Agreement, and the sole responsibility and liability for the performance of this Agreement and all of the provisions and covenants contained in this Agreement shall rest in, and be vested with, the State.
- I. **Relationship Between Parties.** Neither the State nor the Concessionaire are agents of the other party. Neither party has the authority to make any statements, representations, or commitments of any kind, or to take any action that will be binding on the other party. This agreement will not be construed as creating between the parties a partnership, joint venture, or any other form of legal association which per se would impose liability upon one party for the action, or failure to act, of the other party.
- J. **Headings.** The headings have been inserted for convenience solely and are not to be considered when interpreting the provisions of this Agreement.
- K. **Entire Agreement.** This Agreement sets forth the entire agreement between the parties related to the subject matter of this Agreement and may not be modified without the written consent of both parties.

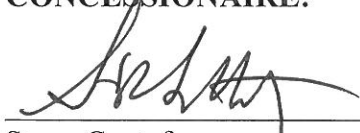
L. Fiscal Necessity and Non-Appropriation. The State is a government entity and it is understood and agreed that the State's ability to perform its obligations under this Agreement is dependent upon appropriations from the Idaho State Legislature, which is under no legal obligation to make such appropriations. This Agreement shall in no way or manner be construed so as to bind or obligate the State beyond the term of any particular appropriation of funds by the State's Legislature as may exist from time to time. The State reserves the right to terminate this Agreement in whole or in part if, in its sole judgment, the Legislature of the State of Idaho fails, neglects, or refuses to appropriate sufficient funds as may be required for the State to operate the Park or to perform its obligations under this Agreement, or if the Executive Branch mandates any cuts or holdbacks in spending, or if funds are not budgeted or otherwise available. The State shall not be required to transfer funds between accounts in the event that funds for operation of the Park are reduced or unavailable.

M. Business Registration. Contractor must register their business entity and assumed business name, if applicable, with the Idaho Secretary of State and remain in good standing during the term of this Contract.

N. Governing Law. This Agreement shall be governed by and construed under the laws of the State of Idaho and the parties hereto consent to the jurisdiction of the state courts of Ada County in the State of Idaho in the event of any dispute with respect to this Agreement.

30. SIGNATURES

CONCESSIONAIRE:



 Steve Gustafson
 Member, EBL Boise, LLC.

4-20-15

 Date

ILLINOIS
 State OF ~~IDAHO~~)
) ss.
 County of Winnebago)

On this 20th day of April, 2015, before me, the undersigned Notary Public in and for said State, personally appeared Steve Gustafson, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this first above written.



Jane Brawner
Notary Public
Residing at 2902 McFarland Rd. Rockford, IL
My commission expires: 9-2-2017

IDAHO DEPARTMENT OF PARKS AND RECREATION:

David Langhorst
David Langhorst, Director

4/28/2015
Date

State OF IDAHO)
) ss.
County of ADA)

On this 28 day of APRIL, 2015, before me, the undersigned Notary Public in and for said state, personally appeared David Langhorst, known or identified to me to be the Director of the Idaho Department of Parks and Recreation, and acknowledged to me that the Idaho Department of Parks and Recreation executed the same.

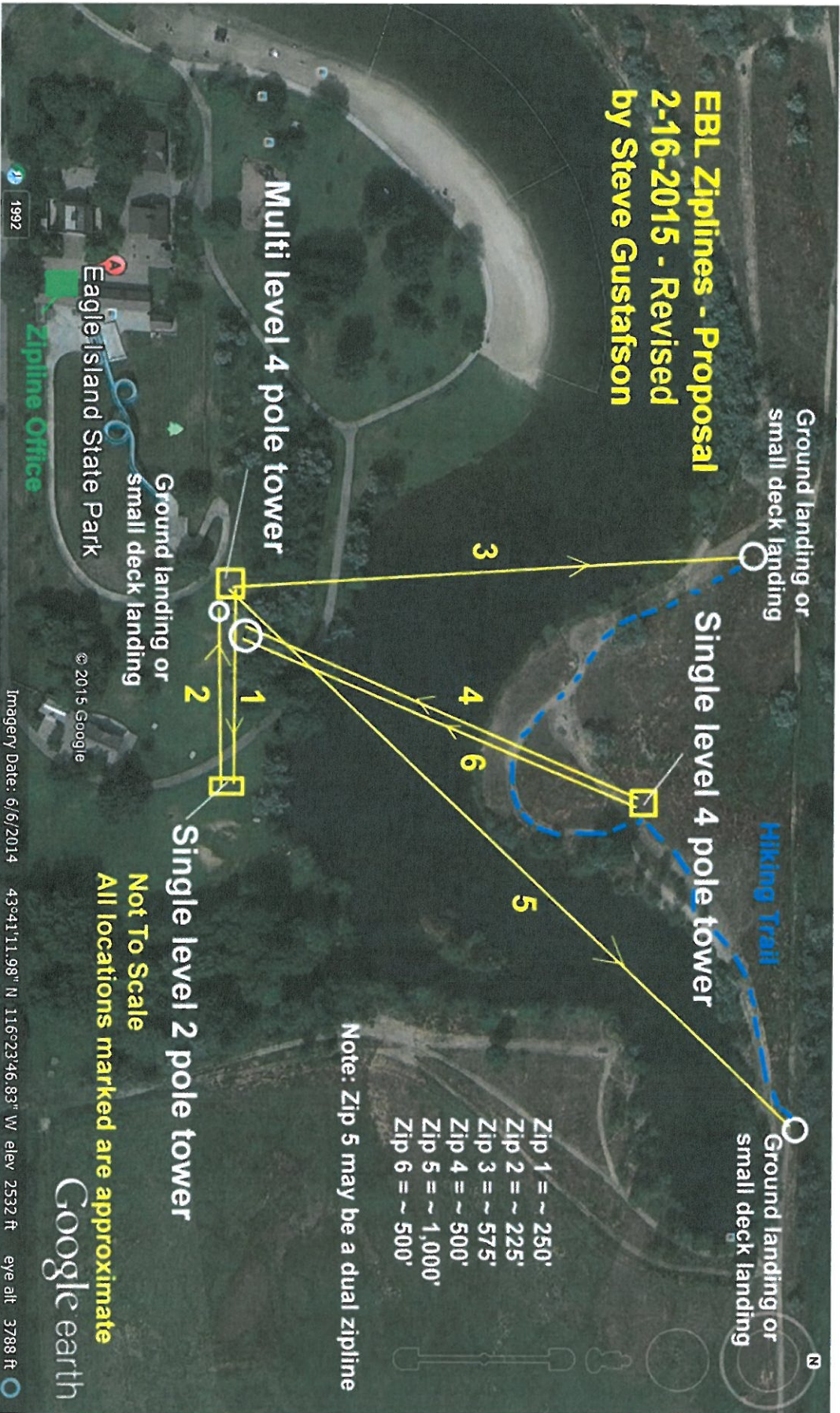
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this first above written.

Eileen Downey
Notary Public
Residing at Boris Id.
My commission expires: 03-30-21

Exhibit A (Park Map)



**EBL Ziplines - Proposal
2-16-2015 - Revised
by Steve Gustafson**



INSTRUCTIONS FOR COMPLETING APPLICATION FOR ASSIGNMENT OF CONCESSION LEASE

Please read the Application for Assignment of Concession Lease (“Application”) form carefully and accurately fill in **all** blanks. An incomplete Application will **not** be processed.

The Application must be completed, signed by the correct authorized representative(s) of the current concessionaire (“assignor”), as such signature(s) appear on contract to be assigned. Authorized representative(s) of the proposed concessionaire (“assignee”) must complete and sign the Acceptance and Assumption section of the Application. All signatures must be **notarized**.

The Application with each party’s original signature(s) must be mailed or hand delivered to the correct point of contact at Idaho Department of Parks and Recreation (“IDPR”), along with true and correct copies of the following documents:

1. Applicable concession lease with all exhibits, and modifications, if any.
2. Documentation of all court actions against assignor and related to the concession, if any.
3. An opinion letter from, or on behalf of, assignor itemizing all management qualifications; operational experience; industry standard certificates, permits, or licensure required and/or recommended to operate the concession.
4. A formal release of any mortgage, encumbrance, or other indebtedness affecting assignor and the concession, if any.
5. An unredacted copy of the purchase and sale agreement and other contracts of sale between assignor and assignee.
6. Five (5) years of audited profit and loss statements, tax returns, and other documents evidencing the financial wherewithal of assignee.
7. A pro forma forecasting assignee’s financial projection specific to the concession services assignee seeks to assume.
8. If assignee intends to assume debt or be financed by any investor, prior written approval from IDPR must be requested and received.
9. An opinion letter from, or on behalf of, assignee itemizing all management qualifications; operational experience; industry certificates, permits, or licensure it holds demonstrating how assignee is capable and competent to operate the concession in the public interest.
10. The insurance information that the assignee provides must include the following:
 - a. Certificate(s) of insurance; and
 - b. Additional insured endorsement.
11. The fee of ten percent (10%) of the total sale price, minus the amount paid for any improvements or fixtures owned by assignee existing upon the concession premises.
12. Other documents requested by IDPR staff or any Park Board member.

Approval of Assignment. Only large concessions are available for assignment. Concession leases require the written consent and approval of the Park Board prior to assignment.

Deficiencies. All rental payments and charges owed by assignor shall be paid, and all deficiencies or violations noted by IDPR shall be cured before the Park Board will approve assignment of any concession lease.

Action On Application. The Park Board, in its consideration of a proposed assignment, will determine if the assignee is qualified and capable of providing the recreational services to the public, and competent to operate the existing concession in an acceptable manner. While approval or denial of an assignment application is within the Park Board’s sole discretion, it will not unreasonably deny assignment.

Conditions. Any assignee is subject to all the terms of the assigned concession lease and such other terms or conditions that the Park Board may impose as a condition of approving the assignment.

Effective Date. If the Park Board approves the Application, the assignment will go into effect seven days following the date of approval on the Application.

APPLICATION FOR ASSIGNMENT OF CONCESSION LEASE
Idaho Department of Parks & Recreation

For and in consideration of the total sale price of \$ 150,000.00 USD paid for the Lease, improvements, fixtures, and personal property owned by Assignor; with the amount of \$ 150,000.00 USD paid for such improvements and fixtures, the receipt and sufficiency of which is hereby acknowledged. Assignor, EBL Boise, LLC dba/ Zip Boise, hereby sells, transfers, conveys and assigns all of its right, title, and interest in and to State of Idaho Department of Parks and Recreation Concession Agreement 001-EAG-SLC-020415 ("Lease") to Gateway Parks, LLC ("Assignee"), whose mailing address is Attn: Ryan Neptune, 141 South Highbrook, Star, State of IDAHO Zip 83669, so far as the same relates to the leased premises and authorized concession of zipline concession services commonly known as Zip Boise.

Assignor hereby swears and affirms that the amount of consideration stated above is accurate and is the full and complete amount of consideration paid by Assignee to Assignor, or that will be paid through contract to Assignor by the Assignee.

Assignor:
EBL Boise, LLC dba/ Zip Boise, LLC,
a(n) IDAHO limited liability company
[Signature] [signature]
Steven R. Gustafson [print name],
Member Manager [choose one]

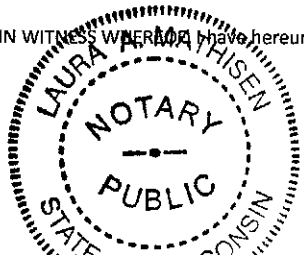
Date: 1-25-2023

State of WISCONSIN)
County of Vilas) ss.

On this 25 day of January, 2023, before me a notary public in and for said State, personally appeared Steven R. Gustafson, known or identified to me to be an authorized member or manager of EBL Idaho, LLC dba/ Zip Boise a(n) IDAHO limited liability company, the limited liability company that executed this instrument or the person who executed this instrument on behalf of said limited liability company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year above written.

(seal)



Laura Ann Mathisen
Notary Public
Residing at 1011E Wall St Eagle River WI 54521
My Commission Expires: MAY 20, 2023

ACCEPTANCE AND ASSUMPTION

Assignee, hereby accepts assignment of Concession Agreement 001-EAG-SLC-020415 and assumes all the duties, obligations, and conditions of concessionaire under the Lease. Assignee acknowledges that as a condition of this assignment, Section 7 of the Lease has been modified with the updated provision attached hereto as Ex. A, and does accept the modified Section 7. No other provision of the Lease having been modified, all other terms and conditions of the Lease shall remain in full force and effect. Assignee covenants with the State of Idaho that Assignee will abide by all provisions of the Lease during the remainder of its term.

Assignee does hereby swear and affirm that the sum of \$ 150,000.00 USD is the full and complete amount of consideration paid by Assignee to the Assignor, or that will be paid through contract to the Assignor by Assignee.

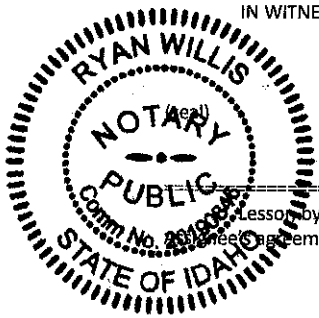
Assignee:
Gateway Parks LLC
a(n) Idaho LLC
[State] [entity type]
[Signature] [signature]
Ryan Neptune [print name],
Managing Member [representative's role]

Date: JAN 26, 2023

State of Idaho)
County of ADX) ss.

On this 26 day of January, 2023, before me a notary public in and for said State, personally appeared Ryan Neptune, known or identified to me to be an authorized representative of Gateway Parks LLC a(n) Idaho [state] LLC [entity type], that executed this instrument or the person who executed this instrument on behalf of said entity, and acknowledged to me that such entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year above written.



RYAN WILLIS
Notary Public
Residing at GATEWAY PARKS
My Commission Expires: APRIL 29, 2025

I, _____, by signing this instrument, assents to the assignment of Concession Agreement 001-EAG-SLC-020415, and accepts the Lease Agreement to fulfill all conditions and abide by all restrictions of use under the Lease.

Approved this ___ day of _____, 2023.

Representative, Idaho Park and Recreation Board

Exhibit A to
Application for Assignment of Concession Lease
001-EAG-SLC-020415

7. Renewal Contingent on RFP Participation.

The State does not grant Concessionaire the right to automatically renew this Agreement or automatically extend the term of this Agreement for any additional period of time. If, at the end of the term, Concessionaire is interested in continuing to operate the concession services and facilities, Concessionaire must comply with the following process:

- A. Concessionaire shall notify the State in writing of its interest to continue operating the concession services and facilities no less than twelve (12) months prior to the end of the term of this Agreement.
- B. The State will notify Concessionaire in writing, within thirty (30) days, whether the concession services and facilities will continue to be allowed in the Park.
- C. If the concession services and facilities will continue to be allowed, the next concession lease will be awarded on a competitive basis after completion of a request for proposal (RFP) process.
- D. Concessionaire must participate in the RFP process in order to be considered for the next concession lease. If Concessionaire is in default or breach, as set forth in Section 17 of this Agreement, at any time before or during the RFP process, such circumstances will be included in the State's review and consideration of Concessionaire's response to the RFP.
- E. Any new concession agreement will be made on the provisions and conditions determined by the State.

Except as expressly modified in this Exhibit A to Application for Assignment of Concession Lease, all other terms and conditions of the Agreement remain in full force and effect.



Concession Leases

Effective date: 3/4/2017

Policy #: 6020

1. Purpose:

The purpose of this policy is to standardize the process used to establish concession leases and the provisions within those leases to ensure that potential concessionaires are treated equally and fairly.

2. Scope:

All Department employees are expected to comply with—and will be held accountable to—the standards in this policy.

3. Responsibility:

The operations administrator is the owner of this policy and oversees the development of all concession leases. The owner is responsible for reviewing and updating the policy to reflect current laws, needs, and strategic initiatives. The Board must approve any amendments to this policy.

4. Standards and Procedures:

4.1. Definitions

Board: *The Idaho Park and Recreation Board.*

Concession: *A lease agreement that grants private operators the right to use specified facilities within state parks to sell goods or services to park visitors that enhance recreational opportunities.*

Department: *The Idaho Department of Parks and Recreation.*

Director: *The Idaho Department of Parks and Recreation Director or designee.*

Employee: *A person employed by the Department, including volunteers.*

RFP: *Request for Proposal.*

4.2. Types of Concessions and Lease Fees

Large Concessions. Concessions expected to gross more than \$100,000 per year are deemed large concessions and require Board approval. Large concessions will be awarded on a competitive basis after publication of a request for proposal (RFP), unless otherwise directed by the Board. Large concessions will be awarded to the responder of the RFP which, in the

judgment of the Board, best fulfills the criteria set forth in the RFP and provides the best combination of service to the public and return to the Department. The objective is to obtain the highest possible revenue from each concession lease, but the best responder to an RFP is not necessarily the responder which provides the highest dollar return.

Other Concessions. Concession leases expected to gross \$100,000 per year or less are deemed other concessions and require Director approval. The Director may negotiate directly with interested persons for the operation of concessions likely to gross between \$10,000 and \$100,000 per year, unless the Director determines that an RFP is likely to result in better service to the public or a higher return to the Department. The concession lease fee will be based on a percentage of total annual gross revenues to be negotiated based on the nature of the business, the value of park facilities utilized by the concessionaire, and other relevant factors. In no event will the concession lease fee be less than three percent of the total annual gross revenue without Board approval. The minimum concession lease fee will be as follows:

- No less than 3% applied to total annual gross revenue that is less than \$10,000
- No less than 4% applied to total annual gross revenue that is less than \$30,000
- No less than 5% applied to total annual gross revenue that is less than \$50,000
- No less than 6% applied to total annual gross revenue that is less than \$70,000
- No less than 7% applied to total annual gross revenue that is \$70,000 or more

Temporary Concession Leases. Temporary concession leases require Director approval. To be considered temporary concessions, the use must meet all the following criteria:

1. The term of the lease is a maximum of one year.
2. The concession requires no new permanent structures.
3. The business is not anticipated to gross more than \$10,000.

The Director may issue permits without competition for temporary concession leases. The Director will negotiate a fee favorable to the Department. The temporary concession lease fee is a minimum fee of \$300 plus 3% of any total annual gross revenue in excess of \$10,000.

4.3. Valuation and Ownership of Concession Facilities

New Construction. Although the Department prefers the Department own the physical facilities in which concessions are operated, the Board may consider proposals for concessionaire-built-and-owned buildings and other improvements, but those buildings and improvements must either vest in the Department at the end of the term of the lease or be removed by the lessee.

Going Concern, Blue Sky, or Business Values of Concession Operations. Since all concession operations are dependent upon a valid lease from the Department and derive the majority of their value from their location within a state park, concession leases must provide that the Board does not recognize going-concern, goodwill, blue sky, business values, trade name, or other intangible property in its purchase of concessionaire-owned property either during or at the end of the term of a lease.

4.4. Term of Leases

Guidelines for lease terms are:

1. One Year or Less – Concessionaire has little investment, no permanent structures are in place, and the concession is expected to gross less than \$10,000.
2. Greater than One Year up to Five Years – Concessionaire has a modest investment in items of removable personal property used in a Department-owned facility or is the owner of a facility the ownership of which will vest in the Department, or which the Department will purchase, at the end of the term of the lease.
3. Greater than Five Years up to Ten Years – Concessionaire has a significant investment in personal property used in a Department-owned facility, or is the owner of a facility, the ownership of which will vest in the Department, or which the Department will purchase, at the end of the term of the lease.
4. Greater than Ten Years – On Department-owned facilities, leases must not be issued for a term to exceed ten years. Concessionaire leases for facilities that the Department does not own may exceed ten years in extraordinary circumstances where it is deemed necessary and desirable.

4.5. Standard Provisions

Required and Optional Services and Activities Specifically Prohibited. Each lease will contain a listing of required services that must be provided to the public by the concessionaire and optional services that may be provided. Leases will prohibit the provision of additional services without written approval of the Department. The lease agreement may identify specific activities that are prohibited.

Rental, Gross Receipts, Methods of Accounting. The rental rate may be calculated as a percentage of gross receipts for all activities defined in the terms of the lease. Rents can also include base payments or other consideration that, in the discretion of the Board, benefit the park or program operations. Leases may contain a provision for revision of the percentage of gross receipts due the Department. Leases will require the concessionaire to keep true and accurate books and records showing all of its business transactions in separate records of account for the concession. All records must be kept in accordance with generally accepted accounting principles. Leases will contain a provision that allows for the periodic review and inspection of the concessionaire's accounting records to determine whether the proper rental is being paid.

Concession Premises. Each lease will describe the concession premises. Except as otherwise directed, the Board grants the concessionaire the exclusive right to conduct similar services within the concession premises. In the event the concessionaire desires the right to offer optional goods or services not required by the Department, the lease will specify the areas in which goods and services may be offered.

Renewal. Each lease will contain a provision that the Department will not grant the lessee the automatic right to renew the term of the lease for an additional period upon its expiration. However, a concessionaire may be granted a first right to accept a new lease under new terms and conditions as the Department may then prescribe. The Department will retain the option to self-operate a concession at the end of the term of any lease.

Quality of Service and Control of Rates and Charges. Leases will contain a provision that grants the Director the right to approve the prices and rates for goods sold or services rendered upon the concession premises. The Director will not approve unreasonable or inappropriate prices or rates.

Maintenance, Improvements, Repairs, Alterations or Damage. Leases will allow the Director to approve or disapprove any physical improvements, alteration, or additions to the concession facilities. Concessionaires will be responsible for required maintenance and repairs, including structural maintenance specified in the lease.

Comprehensive Insurance Coverage and Hold-Harmless Clause. Each concession lease will contain provisions requiring the concessionaire to acquire and maintain throughout the lease term comprehensive general liability insurance in amounts recommended by the office of risk management. The policy must name the Department as an additional insured. Each concession lease must contain a provision that the concessionaire will indemnify, hold harmless and defend the Department against all claims, demand, damages, costs, expenses, or liability costs arising out of the operation or maintenance of the concession premises.

Incorporation of Plans and Agreements. The concession lease must incorporate any appropriate plans or agreements by reference.

Breach. Leases will provide that the Director may terminate the lease when it is determined that the manner and operation of the concession does not satisfy the requirements of the lease, or if the concessionaire is in breach of any other term of the lease.

Assignment Policy. Only large concessions are available for assignment. Leases require the written consent and approval of the Board prior to assignment. In its consideration of a proposed assignment, the Board will determine if the assignee is qualified and capable of providing acceptable service to the public and operating the concession in an acceptable manner, but the Board will not unreasonably deny assignment. Leases may allow the Department to share in any increase in value of a lease when it is sold or assigned. The Department may collect 10% of the assignment price minus the value of the concessionaire's hard assets to be transferred to the assignee. Leases must prohibit subleasing of all or any portion of the concession in any manner whatsoever.

Disposition of Property upon Termination of the Lease. Leases must specify the method of disposition of all concessionaire-owned property at the termination or expiration of the lease. The method of disposition will be at the sole discretion of the Department at the time of the execution of the lease.

Bonds.

Performance Bond. All concession lessees with a lease exceeding one year must provide and maintain for the length of the concession contract a service contract performance bond to be paid to the Department in the event the Department terminates the lease for failure to provide required services. The amount of the bond will be set forth in the concession lease, in an amount equivalent to one year's expected annual rental payment.

Remediation Bonds. If the concession lease provides for removal of lessee-constructed improvements upon the termination or expiration of the lease, then the lessee must provide and maintain a remediation bond covering the estimated costs of removing all lessee improvements and restoring Department property to the condition existing before the concession lease, with such bond to be executed in the in the event the lessee does not comply with removal and restoration provisions in the lease.

Construction Bonds. All concession lessees constructing improvements on Department property must provide the Department with a construction bond in the amount of the anticipated costs of construction.

Inspection of Concession Facilities. All concession operations and all records, facilities, and premises will be subject to regular inspection by Department employees at any reasonable time of the Department's selection. Except in emergencies, the Department will provide reasonable notice before inspection.

Sale of Food, Merchandise, or Beverages. Unless sale of alcoholic beverages is approved by the Board as set forth in section 4.7 below, all concession leases providing for the sale of food, merchandise, or beverages must contain the following standard language: "The sale of liquor, beer, or other alcoholic beverages on the subject premises is expressly prohibited."

4.6. Criteria for Decision on Large Concessions

The Department will not allow new large concessions until the Board determines the need for, and viability of, that concession. The Board will decide whether to lease or self-operate park facilities and services case by case, based upon, but not limited to, its consideration of the following criteria:

1. The relative efficiencies of public and private operations of individual revenue-producing facilities,
2. Financial return to the Department,
3. Service to park visitors,
4. Availability of qualified and acceptable concessionaires,
5. Availability of Department employees,
6. Volume of business anticipated, and
7. Availability of start-up capital.

The Director will seek concessionaires when the Board determines that the service should be available to park visitors but the Department cannot or chooses not to provide the services.

4.7 Concessions Sale of Alcoholic Beverages

The Board recognizes that the sale, manufacture, and possession of alcoholic beverages and the issuance of licenses to sell alcoholic beverages are regulated by law. This policy in no way seeks to interfere with implementation of the code or the policies and regulations of other state agencies.

The Board has approval authority for any concession leases that include the sale of alcoholic beverages by persons, firms, or corporations within units of Idaho's state parks. The Board may consider the sale of alcoholic beverages in accordance with the following criteria:

1. Sale of beer for off-premise consumption may be considered at grocery and camper supply concessions. Sale of beer in glass containers is expressly prohibited.
2. Sale of alcoholic beverages for on-premise consumption may be considered at restaurant concessions in connection with the sale of bona fide meals served and consumed in the restaurant facilities of the concessionaire.
3. Concession leases which permit the sale of alcoholic beverages must contain standard language reserving to the Director of the Idaho Department of Parks and Recreation the power to impose reasonable park regulations on the sale or consumption not in conflict with the rules and laws of the state of Idaho administered by the alcohol beverage control division of Idaho state police.
4. Advertising of the sale of alcoholic beverages will be permitted only as directed and approved by the Department.
5. Existing concession leases authorizing the sale of alcoholic beverages will not be affected by the foregoing, except upon renewal of the lease.
6. Concession leases will provide that the sale of alcoholic beverages may be terminated at any time by the Department in the event the Board or Director determines that the sale creates management problems or negatively impacts the park visitor experience.
7. The Board and Director reserve the right to act on all requests for sale of alcoholic beverages in state parks.

5. Revision History:

1. Supersedes Board policies *LEG. 1:98, 04, 08, 11, 13 Concession Leases in State Parks* and *LEG. 5:77, 04, 08 Concessions Sale of Alcoholic Beverages*.
Revised by ABC on 9/15/15. Moved to new format, combined two sections and edited for detail and clarity.
3. Approved by Board on 2/8/2017.

6. References:

1. None

— End of Document —

ASSET PURCHASE AGREEMENT

This Asset Purchase Agreement (“Agreement”) is made the 3rd day of January, 2023, by and between EBL BOISE, LLC, an Idaho limited liability company (“Seller”), and GATEWAY PARKS, LLC c/o RYAN NEPTUNE, (“Purchaser”) (Purchaser and Seller are at times collectively referred to herein as the “Parties”).

RECITALS

WHEREAS, the Seller is an Idaho limited liability company in good standing, and

WHEREAS, Seller is engaged in the business of operating a zip line course at 165 Eagle Island Parkway, Eagle, Idaho, 83616 (the “Business”); and

WHEREAS, Seller desires to sell to Purchaser, and Purchaser desires to purchase from Seller, only those assets of Seller used in the Business and identified on **Schedule 1**, subject to the terms and conditions contained in this Agreement.

AGREEMENTS

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Incorporation of Recitals.** The Parties hereby incorporate the Recitals set forth above as part of this Agreement.

2. **Agreement to Purchase and Sell Assets.** Subject to the terms and conditions contained in this Agreement, at the Closing, Purchaser shall purchase from Seller, and Seller shall sell to Purchaser, Seller’s right, title and interest in the assets identified on **Schedule 1** (the “Purchased Assets”).

3. **Excluded Assets.** Except for those Purchased Assets specifically identified on **Schedule 1**, Seller shall retain all other assets from the Business (the “Excluded Assets”), which shall not be deemed Purchased Assets under this Agreement. Excluded Assets shall include, but not limited to all cash, accounts, accounts receivable, tax returns, safety gear (harness ropes, pulleys, lanyards, safety equipment, etc.), operations equipment, office supplies, Website, client names and information, marks, trademark(s), patent(s), social media accounts (including Facebook), reservation systems, Intellectual Property (IP), goodwill, and intangible assets.

4. **Assumption of Liabilities.** Subject to the terms and conditions contained in this Agreement, at the Closing, Purchaser shall not be responsible for, assume, pay, perform, discharge, or accept any liabilities of Seller. However, Purchaser shall be responsible for all liabilities in any way related to the Purchased Assets incurred after the Closing Date.

5. **Employee Matters.** Purchaser will be under no obligation to hire any of Seller’s employees after the Closing Date. Seller shall be responsible for all wages, commissions, vacation pay, personal time, and other benefits owed to Seller’s employees, up until Closing Date. Seller

shall indemnify, defend, and hold Purchaser harmless from any claim, loss, damage, cause of action expense, interest, penalty, or fee (including reasonable attorney's fees) Purchaser may suffer as a result of, arising out of, or relating to Seller's employees, employment practices or policies, or employee benefit plans.

6. **Purchase Price.** Purchaser shall pay to Seller as the total purchase price for the Purchased Assets, the sum of One Hundred Fifty Thousand and No/100ths Dollars (\$150,000.00) (the "Purchase Price"), at closing. The Purchase Price paid at closing shall be paid by Purchaser to Seller by wire transfer.

7. **Closing.**

a. **Closing Date.** The transaction contemplated by this Agreement shall be consummated on or before January 15, 2023 (the "Closing Date" or "Closing"). The Closing shall take place at the office of Reno & Zahm LLP, or another mutually acceptable location, but the parties agree that the closing documents will be executed remotely to the extent practical by exchange of original, facsimile, and/or electronic (PDF, DocuSign, etc.) signature pages, or as may be mutually agreed to by the Parties. Unless otherwise agreed by the Parties in writing, the sale and purchase of the Purchased Assets shall be deemed to have been effective at 12:01 a.m., C.S.T. on January 16, 2023.

b. **Seller's Conditions of Closing.** The following shall be conditions precedent to Seller's obligation to close:

(i) The representations and warranties of Purchaser contained in this Agreement shall be true in all material respects on and as of the Closing Date;

(ii) Purchaser shall have complied in all material respects with the covenants and agreements set forth herein to be performed by Purchaser on or before the Closing Date;

(iii) The IDPR Lease being assumed by Purchaser or the IDPR entering a new lease with Purchaser; and

(iv) Purchaser shall have delivered to Seller those Deliveries by Purchaser required under paragraph 7.e.

c. **Purchaser's Conditions of Closing.** The following shall be conditions precedent to Purchaser's obligation to close:

(i) The representations and warranties of Seller contained in this Agreement shall be true in all material respects on and as of the Closing Date;

(ii) Seller shall have complied in all material respects with the covenants and agreements set forth herein to be performed by Seller on or before the Closing Date;

(iii) The IDPR Lease being assumed by Purchaser or the IDPR entering a new lease with Purchaser;

(iv) Seller shall have delivered to Purchaser those Deliveries by Seller required under paragraph 7.d.

d. **Deliveries by Seller.** At Closing, Seller shall deliver to Purchaser the following:

(i) Resolution adopted by the Member of Seller authorizing the execution and delivery of this Agreement and the transactions contemplated thereby;

(ii) A duly executed Bill of Sale, in substantially the same form as set forth on Exhibit A (the "Bill of Sale");

(iii) All other previously undelivered documents required to be delivered by Seller to Purchaser at or prior to Closing pursuant to this Agreement; and

(iv) A Closing Statement, in a form reasonably acceptable to the Parties.

e. **Deliveries by Purchaser.** At Closing, Purchaser shall deliver to Seller the following:

(i) By wire transfer of funds, the amount of One Hundred Fifty Thousand and NO/100ths Dollars (\$150,000.00);

(ii) A duly executed Bill of Sale, in substantially the same form as set forth on Exhibit A (the "Bill of Sale");

(iii) All other previously undelivered documents required to be delivered by Purchaser to Seller at or prior to the Closing pursuant to this Agreement; and

(iv) A Closing Statement, in a form reasonably acceptable to the Parties.

(v) A receipt of payment satisfaction from IDPR that any and all lease transfer fees have been paid in full, by Purchaser, in compliance with lease terms, with IDPR.

8. **Purchaser's Representations and Warranties.** Purchaser represents and warrants to Seller that:

a. **Power and Authority.** Purchaser has full power and authority to enter into and perform this Agreement. Neither the execution and delivery of this Agreement, nor the consummation by Purchaser of the transaction contemplated hereby, will conflict with or result in a breach of any of the terms, conditions or provisions of, accelerate any provision of, or constitute any default under, any contract or agreement or of any statute or

administrative regulation, or of any order, writ, injunction, judgment or decree of any court or governmental authority or of any arbitration award to which Purchaser is now, or may become, a party.

b. **Consents.** No consent, authorization, order or approval of, or filing or registration with, any governmental authority or other person, organization or association is required for the execution and delivery by Purchaser of this Agreement and the consummation by Purchaser of the transaction contemplated by this .

c. **Litigation.** There is no litigation or proceeding, in law or in equity, and there are no proceedings or governmental or other investigations before any commission or other administrative authority, pending, or, to the best of Purchaser's knowledge, threatened, against Purchaser, or with respect to or affecting Purchaser's operations, business or financial condition or related to the consummation of the transaction contemplated hereby.

d. **Performance.** Purchaser will perform any operations of assets in compliance to any and all terms as set forth in the IDPR lease, to include but not limited to insurance, operations, training, accounting, reporting, standards compliance, notices, industry practices, and other affects.

9. **Representations and Warranties of Seller.** Seller represents and warrants to Purchaser that:

a. **Limited Liability Company.** Seller is an Idaho limited liability company duly organized, existing and in good standing, under the laws of the State of Idaho.

b. **Power and Authority.** Seller has full power and authority to enter into and perform this Agreement. With the exception of the IDPR Lease, neither the execution and delivery of this Agreement, nor the consummation by Seller of the transaction contemplated hereby, will conflict with or result in a breach of any of the terms, conditions or provisions of Seller's Articles of Organization, operating agreement, or of any statute or administrative regulation, or of any order, writ, injunction, judgment or decree of any court or any governmental authority or of any arbitration award.

c. **Consents.** With the exception of the IDPR, no consent, authorization, order or approval of, or filing or registration with, any governmental authority or other person, organization or association is required for the execution and delivery by Seller of this Agreement and the consummation by Seller of the transaction contemplated by this Agreement.

d. **Litigation.** There is no litigation or proceeding, in law or in equity, and there are no proceedings or governmental or other investigations before any commission or other administrative authority, pending, or, to the best of Seller's knowledge, threatened, against Corporate Seller or its member, or with respect to or affecting Seller's operations, business or financial condition or related to the consummation of the transaction contemplated hereby.

e. **Title to Purchased Assets.** Seller has and shall transfer to Purchaser good, valid, and marketable title to all of the Purchased Assets, free of any lien, pledge, or encumbrance.

10. **Indemnification Obligations of Seller.** Seller shall defend, indemnify, save and keep harmless, Purchaser and its successors and permitted assigns against and from all any losses, damages or expenses (including reasonable attorney's fees and court costs) suffered by Purchaser on account of any actions, suits, proceedings or demands at any time instituted or made against them resulting from or arising out of or by virtue of:

a. Any inaccuracy in or breach of any material and substantial representation and warranty made by Seller in this Agreement;

b. Any breach by Seller, or failure by Seller, to comply with any of its covenants or obligations under this Agreement; and

c. Any claims by parties other than Purchaser to the extent caused by acts or omissions of Seller on or prior to the Closing, including claims for damages which arise or arose out of Seller's operation of the Business prior to the Closing.

11. **Indemnification Obligations of Purchaser.** Purchaser shall defend, indemnify, save and keep harmless, Seller and its successors and permitted assigns against and from all any losses, damages or expenses (including reasonable attorney's fees and court costs) suffered by them on account of any actions, suits, proceedings or demands at any time instituted or made against Seller resulting from or arising out of or by virtue of:

a. Any inaccuracy in or breach of any representation and warranty made by Purchaser in this Agreement;

b. Any breach by Purchaser of, or failure by Purchaser to comply with, any of its covenants or obligations under this Agreement; and

c. Any claims by a party other than Seller to the extent caused by acts or omissions of Purchaser after the Closing, including claims for damages which arise or arose out of Purchaser's operation of the Business after the date hereof.

12. **Condition of Assets.** PURCHASER ACKNOWLEDGES THAT PURCHASER IS PURCHASING THE PURCHASED ASSETS IN THEIR "AS IS, WHERE IS" CONDITION, ORDINARY WEAR AND TEAR TO THE DATE OF CLOSING EXCEPTED, AND THAT SELLER HAS NOT MADE AND IS NOT MAKING ANY WARRANTIES WHATSOEVER AS TO THE QUALITY OR CONDITION OF THE PURCHASED ASSETS. PURCHASER ACKNOWLEDGES THAT SELLER HAS AFFORDED PURCHASER EVERY OPPORTUNITY TO INSPECT THE PURCHASED ASSETS AND THE CONDITION THEREOF.

13. **Lease.** The Parties acknowledge that the land where the Business is operated is leased by Seller from the Idaho Department of Parks and Recreation ("IDPR") pursuant to a Lease Agreement ("IDPR Lease"), which includes a right of first refusal. The Parties further

acknowledge the Purchaser will need to assume the IDPR Lease or enter into a new lease with the IDPR as part of the Closing.

14. **Insurance.** Purchaser shall obtain and maintain adequate insurance prior to Closing if it chooses to operate the zip line course after Closing.

15. **Confidentiality.** Each party shall insure that all Confidential Information, as defined below, which such party or any of its respective officers, directors, owners, employees, counsel, agents, investment bankers, or accountants may now possess or may hereafter create or obtain shall be held in strict confidence and shall not be published, disclosed, or made accessible by any of them to any other person or entity at any time or used by any of them, in each case without the prior written consent of the other; provided, however, that the restrictions of this sentence shall not apply (i) as may otherwise be required by law, (ii) to the extent such information shall have otherwise become publicly available, (iii) to disclosure by or on its behalf of a party to regulatory authorities whose consent or approval may be required to consummate the proposed transactions and to its lenders for the purpose of obtaining financing of such transactions, or (iv) to a party's representative or agent assisting with reviewing or preparing for this transaction.

Confidential Information shall mean all financial, technical, and non-technical information of a party, its business, operations, prospects, financial condition, whether oral or written, in tangible form or embodied in any electronic or other media, which information may include, without limitation, contracts, patient information, ideas, programs, techniques, know-how, marketing plans, business plans, data, strategy, forecast, vendors, suppliers, or other trade secrets.

In the event of termination of negotiations or this Agreement, Seller and Purchaser will promptly deliver to the other and will not retain any documents, work papers, and other material (and any reproductions thereof) obtained by the Seller and the Purchaser or on its behalf from the other party or its affiliates as a result of this proposal or in connection therewith, whether so obtained before or after the execution hereof, and will itself not use any information so obtained and will use its reasonable efforts to have any information so obtained kept confidential and not used in any way detrimental to such other party or its owners.

Notwithstanding the foregoing, both Parties acknowledge the terms of this transaction, including the Letter of Intent and this Agreement, shall be provided to the Idaho Department of Parks and Recreation and any other applicable State agencies without violating the terms of this confidentiality provision.

16. **Non-Compete.** Seller and the principal of its Member, Steve Gustafson, shall have entered into a non-compete agreement as set forth on Exhibit B, attached hereto and incorporated herein. The agreement will restrict Seller and Mr. Gustafson from owning or operating a zip line course for a period of two (2) years after Closing, within a range of fifty (50) miles from the current location of the zip line course.

17. **Termination.** Anything contained in this Agreement to the contrary notwithstanding, this Agreement may be terminated before the Closing:

- a. By mutual written consent of Seller and Purchaser;
- b. By Seller, by written notice to Purchaser, if any condition set forth in Section 7.b hereof has not been met at Closing and has not been knowingly and lawfully waived in writing; or
- c. By Purchaser, by written notice to Seller, if any condition in Section 7.c hereof has not been met at Closing and has not been knowingly and lawfully waived in writing.

18. **Miscellaneous.**

a. **Notices.** All notices required or permitted to be given hereunder shall be in writing and may be delivered by hand, by electronic mail, by facsimile, by nationally recognized private courier, or by United States mail. Notices delivered by mail shall be deemed given three (3) business days after being deposited in the United States mail, postage prepaid, registered or certified mail. Notices delivered by hand, by electronic mail, by facsimile, or by nationally recognized private carrier shall be deemed given on the first business day following receipt; provided, however, that the transmitting party shall provide a fax receipt confirmation upon request. All notices shall be addressed as follows:

If to Seller, to: EBL Boise, LLC
Attn: Steve Gustafson
3634 Laura Lane,
Rockford, IL 61114

With a copy to: Reno & Zahm LLP
2902 McFarland Road, Suite 400
Rockford, IL 61107
Attn: Craig P. Thomas
Email: cpt@renozahm.com

If to Purchaser, to: Gateway Parks LLC
Attn: Ryan Neptune
141 South Highbrook
Star, ID 83669

b. **Entire Agreement.** This Agreement and the instruments to be delivered by the Parties pursuant to the provisions hereof constitute the entire agreement between the Parties.

c. **Non-Waiver.** The failure in any one or more instances of a party to insist upon performance of any of the terms, covenants or conditions of this Agreement, to exercise any right or privilege in this Agreement conferred, or the waiver by said party of any breach of any of the terms, covenants or conditions of this Agreement, shall not be construed as a subsequent waiver of any such terms, covenants, conditions, right or privileges, but the same shall continue and remain in full force and effect as if no such

forbearance or waiver had occurred. No waiver shall be effective unless it is in writing and signed by an authorized representative of the waiving party.

d. **Applicable Law.** This Agreement shall be governed and controlled as to validity, enforcement, interpretation, construction, effect and in all other respects by the internal laws of the State of Illinois applicable to contracts made in that State, without regard to any conflict of law principles of the State of Illinois.

e. **Consent to Jurisdiction.** The Parties hereto irrevocably consent and submit to the exclusive jurisdiction of any local, state or federal court within the County of Winnebago in the State of Illinois for enforcement by Purchaser or Seller of this Agreement. Purchaser and Seller irrevocably waive any objection they may have to venue in the defense of an inconvenient forum to the maintenance of such actions or proceedings to enforce this Agreement.

f. **Binding Effect.** This Agreement shall inure to the benefit of and are binding upon the Parties hereto, and their successors and permitted assigns. Nothing in this Agreement, expressed or implied, is intended to confer on any person other than the Parties hereto, and their respective successors and permitted assigns any rights, remedies, obligations or liabilities under or by reason of this Agreement.

g. **Assignment.** This Agreement shall not be assignable by Purchaser without the prior written consent of Seller, which consent may be withheld in Seller's sole discretion.

h. **Amendments.** This Agreement shall not be modified or amended except pursuant to an instrument in writing executed and delivered on behalf of each of the Parties hereto.

i. **Headings.** The headings contained in this Agreement are for convenience of reference only and shall not affect the meaning or interpretation of this Agreement.

j. **Severability.** If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provision of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

k. **Counterparts.** This Agreement may be executed and delivered (including by facsimile transmission) in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original, but all of which taken together shall constitute one and the same agreement.

l. **No Strict Construction.** The Parties hereto jointly participated in the negotiation and drafting of this Agreement. The language used in this Agreement shall be deemed to be the language chosen by the Parties hereto to express their collective mutual intent, this Agreement shall be construed as if drafted jointly by the Parties hereto, and no rule of strict construction shall be applied against any person or entity.

m. **Gender.** As used in this Agreement, the masculine, feminine or neuter gender shall be deemed to include the others whenever the context so indicates or requires.

n. **Interpretation.** Whenever the term “include” or “including” is used in this Agreement, it shall mean “including, without limitation,” (whether or not such language is specifically set forth) and shall not be deemed to limit the range of possibilities to those items specifically enumerated. The words “hereof”, “herein” and “hereunder” and words of similar import refer to this Agreement as a whole and not to any particular provision. Terms defined in the singular have a comparable meaning when used in the plural and vice versa.

o. **Attorneys’ Fees.** In the event of any litigation between Purchaser and Seller arising under or in connection with this Agreement, the prevailing party shall be entitled to recover from the other party the expenses of litigation (including reasonable attorneys’ fees, expenses and disbursements) incurred by the prevailing party.

p. **Expenses.** Except as specifically set forth in this Agreement to the contrary, all fees and expenses incurred by Seller in connection with this Agreement will be borne by Seller, and all fees and expenses incurred by Purchaser in connection with this Agreement will be borne by Purchaser.

[SIGNATURE PAGE(S) TO FOLLOW]

[SIGNATURE PAGE(S) TO ASSET PURCHASE AGREEMENT]

IN WITNESS WHEREOF, the Parties have executed this Asset Purchase Agreement on the date first above written.

SELLER:

EBL BOISE, LLC



By: Steve Gustafson
Its: Member of Experience Based Learning, Inc.

PURCHASER:

GATEWAY PARKS, LLC
C/O RYAN NEPTUNE



By: Ryan Neptune
Its: Member of Gateway Parks, LLC

Schedule 1

Purchased Assets

1. All towers, cables, guy wires, and anchors that make up the zip line course of the Business, “AS-Is, Where-Is”. Excluded Assets shall include, but not limited to all cash, accounts, accounts receivable, tax returns, safety gear (harness ropes, pulleys, lanyards, safety equipment, etc.), operations equipment, office supplies, Website, client names and information, marks, trademark(s), patent(s), social media accounts (including Facebook), reservation systems, Intellectual Property (IP), goodwill, and intangible assets.

EXHIBIT A

Bill of Sale

EXHIBIT B

Non-Compete Agreement



There's only one way down...Just Zip It!

January 30, 2023

Troy Elmore
Operations Division Administrator
5657 Warm Springs Avenue
Boise, ID 83716
208-866-8682

Dear Mr. Elmore,

It is my desire to sell our interests in the zipline park located at Eagle Island State Park, to Gateway Parks, LLC, to become the new operator of the park and assume to current lease and obligations of EBL Boise, LLC /dba/ Zip Boise. We hereby humbly request the Park and Recreation Board of Directors approve said transaction.

Per the requested items of your e-mail on January 24, 2023, per the attached Large Concessions Assignment Instructions, the five bullet items below appear to be applicable for myself to address. These are in reference to the assignment of the EBL Boise, LLC. lease with the Parks and Recreation Department of the Great State of Idaho, with assignment to Gateway Parks, LLC

1. Applicable concession lease with all exhibits, and modifications, if any.

Please see attached to email containing this letter a complete, executed, lease between EBL Boise, LLC and the State of Idaho, Parks and Recreation.

2. Documentation of all court actions against assignor and related to the concession, if any.

There are no court actions against EBL Boise, LLC

3. An opinion letter from, or on behalf of, assignor itemizing all management qualifications; operational experience; industry standard certificates, permits, or licensure required and/or recommended to operate the concession.





There's only one way down...Just Zip It!

There is no given set list of qualifications for any business to be successful in the zipline industry. That said, there are industry accepted minimum qualifications that an operation should meet to be in line with industry norms.

Insurances: An operation should carry a General Liability Policy specific for zipline operations with minimum limits of \$1MM / \$2MM aggregate. Further, the course itself should be self-insured by funds secured in CD equal to or greater than the cost to rebuild the course should there be a catastrophic event or a secured Property Liability endorsement to cover the cost of a rebuild. Policies are typically renewed annually. A Business Interruption policy is often secured as well, in the event the business is closed by natural disaster for a period of time.

Safety and Operational Standards should be followed regarding all course repairs, inspections and trainings. Per the current EBL Boise, LLC lease with the Park and Recreation Department, the ANSI/ PRCA American National SAFETY Standards shall be followed. A reputable firm shall carry proper insurances to conduct inspections and employee trainings, outlined and in accordance with these standards. In checking with the ANSI/PRCA, I was able to verify that Emme Tulloch of Gateway parks has become an individual member of the association and received a pdf copy of the ANSI/PRCA American National SAFETY Standards. This is positive.

Training may be achieved in multiple ways, either via a certification of completion by a reputable firm, schooling, or experience working with another zipline park. Per the evidence presented to me, Mike Barker with Adventure Mas represents such a firm that can provide both inspections and proper training.

Operational Experience may also be achieved in multiple ways, either from years working with another program, hiring said experience with a person of resume reflecting types of courses experience has been gained, years of service, and letter of recommendations, and/or retaining a professional firm to provide said training and mentorship. Further, the ANSI/PRCA conducts annual conferences, Qualified Instructor Certifications, and other professional development opportunities. Over the years I've witness new companies do very well and experienced companies come up short on proper safety. Overall, safety is a mindset and attitude that a quality operation takes seriously.





There's only one way down...Just Zip It!

Employees shall receive annual certification safety trainings and/or proper refresher trainings from an insured and reputable firm. Further, they should be at least 18 years of age, successfully completed a state of police background check, and be subject to random drug testing.

Management of Operations should be a person of experience in the zipline industry and have had past course experience. There is no set number of days, months, or years that qualifies a management person or team, but it should be sufficient with age, maturity, and training, to operate the course in a safe fashion in line with other industry common and accepted practices.

It is my Opinion that Gateway Parks, LLC has enough operational experience as a snow park, financial resources, insurance resources, employees resources and industry connections to fulfill and adhere to these minimum requirements for safe operations of a zipline park. Knowing this information, I can attest that Gateway Parks, LLC is platformed to be successful and is more prepared to operate a zipline park than other new clients Experience based Learning, Inc. has built zipline parks for in the past.

4. A formal release of any mortgage, encumbrance, or other indebtedness affecting assignor and the concession, if any.

EBL Boise, LLC and parent company Experience Based Learning, Inc. hereby have no mortgages, liens, or indebtedness in regards to the towers, cable and structures of the EBL Boise, LLC /dba/ Zip Boise, nor any other business debt.

5. An unredacted copy of the purchase and sale agreement and other contracts of sale between assignor and assignee.

Said contract is attached to this e-mail and has been provided prior.

Thank you for your time and consideration.

Steve Gustafson
Managing Member, EBL Boise, LLC /dba/ Zip Boise
3634 Laura Lane
Rockford, IL 61114
815-637-2969 office
312-925-1253 (private cell)





GATEWAY PARKS, LLC

165 S Eagle Island Pkwy

Eagle, ID 83616

(208)914-8101

To whom it may concern,

This is a letter of opinion regarding *Gateway Parks*' willingness and ability to acquire and operate the zip line park located at Eagle Island State Park, namely *EBL Boise, LLC*.

As the largest private party concessionaire to the state of Idaho, we feel confident in our ability to successfully operate the zip line in question. Relative to our 65,000+ annual guests, we feel assured that the marginal addition of zip line participants will be a task well within our ability.

The three main areas that we are focusing in on to gauge our ability to operate *EBL Boise, LLC* are the insurance, certification of the course and financial stability. We have secured insurance for the zip line through our current provider for the winter season activities. The policy is currently being funded and finalized, I have included the endorsement quotation. The second is the certification of the course and employees. We will be certifying the course and our employees to the PCRA standards once the weather is permitting (at the recommendation of the PCRA inspectors). I have included that confirmation, as well. Last is the financial stability of the company. In addition to being the largest concessionaire to the state of Idaho, providing \$75,000 to \$80,000 in revenue sharing annually, we have included the last five years of tax returns for income verification.

We find the included documentation to be more than sufficient to instill confidence in our already existing partners at *Idaho State Parks and Recreation*.

Thank you,

Ryan Willis
Gateway Parks
(208)914-8101

Phone Call Follow Up

2 messages

Ryan W <rwillis312@gmail.com>

Thu, Jan 26, 2023 at 9:25 AM

To: "climb1guide@gmail.com" <climb1guide@gmail.com>

Cc: Ryan W <rwillis312@gmail.com>

Hello Mike,

This is Ryan Willis reaching out to follow up on our phone conversation from earlier this morning. I very much appreciate you taking the time to walk me through the inspection and certification process.

The facility in discussion is located at 165 Eagle Island Pkwy, Eagle, ID 83616.

To recap, we will require two inspectors per day, as we do not currently have operable employees, who will inspect our zipline course. Costs will be more clearly defined in the agreement that is currently in development. The course will be certified to the PRCA standards.

Warmer weather has been recommended on your part, so we will plan on late April or early May for the inspection to take place.

Please feel free to correct or add anything I have missed. Thank you again for your time, it is very much appreciated. We look forward to working with you.

Ryan Willis
Gateway Parks
(208)914-8101

Mike Barker <climb1guide@gmail.com>

Thu, Jan 26, 2023 at 10:16 AM

To: Ryan W <rwillis312@gmail.com>

Ryan

It was pleasure speaking to you about the inspection this morning. I now have you scheduled for the zip line course inspection at the end of April or early May; with the exact dates scheduled as we close in on the season.

I will begin working on the formal agreement in the next few days (currently on the road) and arranging for the initial payment as we discussed.

We look forward to doing business with you and Gateway Parks.

Best Regards
Mike Barker
Exec Dir. / COO
Corporate Challenge Inc
DBA Adventure Mas East & West
Direct line 203.464.9784

[Quoted text hidden]



8722 S. Harrison St. Sandy, UT 84070
P.O. Box 4439 Sandy, UT 84091
Phone: 800-257-5590 - Fax: 877-452-6910

**ENDORSEMENT
QUOTATION -
INSURED COPY**

Quotation issued date: 01/30/2023
Customer No.: E20-510265
Insured name: Gateway Parks, LLC

Quotation number: SC22110210-4
Policy No.: SC22110210--
Quotation effective date: 01/30/2023
Policy effective date: 11/10/2022
Policy expiration date: 11/10/2023

Coverage change detail:

- To add 500 anticipated guest days for zip line operations
- To add liability coverage for: 400 ft zip line, 700 ft zip line and 1100 ft zip line

Premium:	\$3,929.00
Policy Fees	\$0.00
Taxes	\$79.00
Total Premium:	\$4,008.00

Total Due: \$4,008.00

Ryan Neptune
Signature

Ryan Neptune
Print Name

NOTE: This Endorsement Quote will expire in 72 hours from the Quotation Date. This Endorsement Quotation must be signed and premium must be received prior to the Endorsement becoming effective. If premium is received after the quote has expired, the quote will need to be reissued.

This Endorsement is subject to the cancellation and refund provisions of the Policy.

LETTER OF INTENT

December 2, 2022

Steve Gustafson,
EBL Boise, LLC
3634 Rockford, IL 61114

Re: Letter of Intent to Purchase Zip Line Course

Dear Mr. Gustafson:

The purpose of this Letter of Intent ("LOI") is to memorialize the intentions and understandings between us pursuant to which Ryan Neptune or an entity organized by him ("Buyer"), would purchase, and you ("Seller"), would sell your zip line course located at 165 Eagle island Parkway, Eagle, ID 83616 (the "Course").

The terms of this potential transaction (the "Transaction") are proposed to be as follows:

1. Purchase of Assets. At the Closing (as hereinafter defined) Buyer will purchase from Seller, and Seller will convey to Buyer, all of Seller's right, title and interest in the Course, which consists of the towers, cables, guy wires, and anchors that make up the zip line course (the "Purchased Assets"), free and clear of all liens.
2. Excluded Assets. All other assets of Seller shall be excluded from the Transaction, including, but not limited to all cash, accounts receivable, tax returns, safety gear (harness, ropes, pulleys, etc.), Website, client names and information, social media accounts (including Facebook), reservation systems, goodwill, and intangible assets.
3. Assumed Liabilities. Buyer shall not be responsible for, assume, pay, perform, discharge, or accept any liabilities of the Seller, except those arising after the Closing Date or those which are specifically agreed to by and between Buyer and Seller in the Transaction Documents.
4. Purchase Price. The purchase price for the Purchased Assets shall be One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) (the "Purchase Price"). The Purchase Price will be paid by wire payment of immediately available funds from Buyer to Seller on the Closing Date.
5. Employee Matters. Buyer will be under no obligation to hire any of Seller's employees after the Closing Date. Seller shall be responsible for all wages, commissions, vacation pay, personal time, and other benefits owed to Seller's employees.
6. Preparation of Definitive Agreement. Upon acceptance by Seller of this LOI, Seller's attorney shall commence drafting a definitive asset purchase agreement between Buyer and Seller consistent with the terms set forth herein (the "Definitive Agreement"). The Definitive Agreement will indicate the Purchased Assets are being purchased "As-Is, Where-Is", except for representations and warranties the parties deem appropriate to the Transaction. The Definitive Agreement shall also include mutual indemnities. Buyer shall also agree to obtain and maintain adequate insurance if it chooses to operate the Course after Closing.

7. Confidentiality. The Definitive Agreement shall include a confidentiality provision whereby Seller shall agree to keep the information related to the Purchased Assets confidential, to not use of such information for his own benefit or for the benefit of anyone, to not divulge such information, and to not retain or create any lists of his customers or potential customers.

8. Non-Competition. At the Closing, Seller and its Member will enter into a non-competition agreement wherein each agrees not to own or operate a zip line course for a period of 2 years after Closing within a range of 50 miles from the current location of the Course.

9. Closing. The Closing shall take place on or before January 15, 2023, or such other earlier or later date as the parties may mutually agree (the "Closing Date"). The Closing shall take place at the office of Reno & Zahm, LLP, or another mutually acceptable location, but the parties agree that the closing documents will be executed remotely to the extent practical.

10. Nonbinding Provisions. Paragraphs 1 through 9 summarize the proposals described therein, but the parties acknowledge that they are "Nonbinding Provisions" not intended to constitute a complete statement of the proposed Transaction or a legally binding or enforceable obligation and no party shall have any liability to any other with respect to the Nonbinding Provisions. The terms and conditions of the proposed Transaction will be set forth in the Definitive Agreement and related documents (collectively the "Transaction Documents"). If the Transaction Documents are not prepared, authorized, executed, and delivered for any reason, no party to this LOI shall have any liability to another party based upon, arising from, or relating to the Nonbinding Provisions.

11. Binding Provisions. In recognition of the significant costs to be borne by the parties in pursuing this proposed Transaction and further in consideration of their mutual undertakings as to the matters described herein, upon complete execution of this LOI, the following lettered paragraphs (collectively, the "Binding Provisions") will constitute the legally binding and enforceable agreement of the parties hereto.

- A. Due Diligence for Purchased Assets. From the date hereof through December 23, 2022, Buyer shall be entitled to conduct due diligence related to the Purchased Assets, including, but not limited to, regulatory compliance, ownership, liens, and financial information. Seller shall give access to Buyer and its counsel, accountants and other authorized representatives, during normal business hours, all properties, books, and records of Seller, and upon prior consent of the Seller to Seller's suppliers and contacts, as reasonably requested.
- B. Results of Due Diligence. Buyer shall be under no obligation to continue its due diligence investigation or negotiations if, at any time, the results of its due diligence investigation are not satisfactory in Buyer's sole and absolute discretion. Buyer shall have the right at any time prior to the expiration of the due diligence period to terminate this Agreement, for any or no reason at all, by giving written notice of such election to Seller, in which event this Agreement shall be null and void and of no further force and effect.
- C. Costs of Due Diligence. Buyer shall be responsible for the costs to perform its due diligence. However, Seller will make copies of documents reasonably requested by Buyer at Seller's sole expense.
- D. Consents and Approvals. The parties hereto will cooperate with one another and proceed, as promptly as is commercially reasonable, to seek and obtain all necessary consents and

approvals, and to endeavor to comply with all other legal or contractual requirements for, or preconditions to, the execution and consummation of the Transaction.

- E. Idaho Department of Parks and Recreation. The parties agree the transaction contemplated by this LOI is contingent upon the approval of the Idaho Department of Parks and Recreation (“IDPR”). The parties further understand that Seller currently has a lease with the IDPR (“Lease”), which includes a right of first refusal. The parties acknowledge Buyer will need to assume the Lease as part of the Closing or enter into a new lease with the IDPR.
- F. Transaction Documents. In the event the parties do not execute mutually acceptable Transaction Documents on or before January 15, 2023, this LOI shall expire. The parties hereto will negotiate in good faith and use their commercially reasonable efforts to arrive at mutually acceptable Transaction Documents for approval and execution.
- G. Confidentiality. Each party shall insure that all Confidential Information, as defined below, which such party or any of its respective officers, directors, owners, employees, counsel, agents, investment bankers, or accountants may now possess or may hereafter create or obtain shall be held in strict confidence and shall not be published, disclosed, or made accessible by any of them to any other person or entity at any time or used by any of them, in each case without the prior written consent of the other; provided, however, that the restrictions of this sentence shall not apply (i) as may otherwise be required by law, (ii) to the extent such information shall have otherwise become publicly available, (iii) to disclosure by or on its behalf of a party to regulatory authorities whose consent or approval may be required to consummate the proposed transactions and to its lenders for the purpose of obtaining financing of such transactions, or (iv) to a party’s representative or agent assisting with reviewing or preparing for this Transaction.

Confidential Information shall mean all financial, technical, and non-technical information of a party, its business, operations, prospects, financial condition, whether oral or written, in tangible form or embodied in any electronic or other media, which information may include, without limitation, contracts, patient information, ideas, programs, techniques, know-how, marketing plans, business plans, data, strategy, forecast, vendors, suppliers, or other trade secrets.

In the event of termination of negotiations, Seller and Buyer will promptly deliver to the other and will not retain any documents, work papers, and other material (and any reproductions thereof) obtained by the Seller and the Buyer or on its behalf from the other party or its affiliates as a result of this proposal or in connection therewith, whether so obtained before or after the execution hereof, and will itself not use any information so obtained and will use its reasonable efforts to have any information so obtained kept confidential and not used in any way detrimental to such other party or its owners.

Notwithstanding the foregoing, both Parties acknowledge the terms of this transaction, including this Letter of Intent and the Transaction Documents, shall be provided to the IDPR and any other applicable State agencies without violating the terms this confidentiality provision.

- H. Disclosure. Except as and to the extent required by law, without the prior written consent of the Seller and the Buyer, no party hereto, nor shall its representatives, owners, and agents, directly or indirectly, make any public comment, statement, or communication with

respect to, or otherwise disclose or permit the disclosure of the existence of discussions regarding, a possible transaction between the parties or any of the terms, conditions, or other aspects of the Transaction proposed in this LOI.

- I. Exclusivity. During the term of this LOI Due Diligence period, Seller shall not engage in any discussions with third parties concerning any acquisition of the Purchased Assets, whether by sale of assets, merger, or any other transaction. Seller agrees to extend such exclusivity if necessary to close the Transaction.
- J. Conduct of Business. During the period from execution until Closing, Seller will cause the business to be operating in the ordinary course and shall refrain from any extraordinary transactions, unless agreed to Buyer in writing.
- K. Execution and Counterparts. This LOI may be executed in any number of counterparts. This LOI may be executed by facsimile signature or any electronic signature complying with the U.S. federal ESIGN Act of 2000 (*e.g.*, www.docusign.com), and will be considered executed when each party hereto has signed a counterpart. Each counterpart shall be deemed an original but all of which together will be considered one and the same instrument.
- L. Expenses. Each party hereto shall be responsible solely for costs and expenses incurred directly by it in connection with the proposed Transaction, including fees of attorneys, accountants and other advisors and investment bankers. However, Buyer shall pay any transfer fees required by the IDRP.
- M. Assignability. This LOI is not assignable by either party.
- N. Survival. The rights and obligations of the parties under Sections 11(G), 11(H), and 11(L) above will survive the termination of discussions and/or negotiations for any reason other than the consummation of the contemplated transaction pursuant to a definitive agreement, and the obligations of Seller under Section 11(I) will terminate as set forth therein.
- O. Entire Agreement. Binding Provisions constitute the entire agreement between and among parties and supersede all prior oral or written agreements, understandings, representations, warranties, and courses of conduct and dealing between or among parties on the subject matter hereof. Except as otherwise provided herein, Binding Provisions may be amended or modified only by a writing executed by all of parties.
- P. Governing Law. Binding Provisions will be governed by and construed under the laws of the State of Illinois without giving effect to any choice-of-law or conflict-of-law provision or rule (whether of the State of Illinois or any other jurisdiction) that would require the application of any other law.

[Signature Page to Letter of Intent to Purchase Zip Line Course]

Accepted and Agreed to this
11 day of December, 2022.

BUYER
Gateway Parks, LLC.

Ryan Neptune
Ryan Neptune its Member

Accepted and Agreed to this
12 day of December, 2022.

SELLER
EBL Boise, LLC

By: Steve Gustafson

Steve Gustafson, its Member



State of Idaho

Department of Parks and Recreation

BRAD LITTLE
Governor

SUSAN E. BUXTON
Director

Idaho Park and Recreation Board

Brian Beckley, Chair - District 3 | Doug Eastwood - District 1 | Vacant - District 2 | Mike Roach - District 4 | Pete J. Black - District 5 | Louis Fatkin - District 6

December 6, 2022

EBL, Inc.
Attention: Mr. Steve Gustafson
884 Lakehouse Lane
Eagle River, WI 54521

RE: EBL Boise, LLC Concession Agreement 001-EAG-SLC-020415

Dear Mr. Gustafson:

The Idaho Department of Parks and Recreation appreciates the competency you and your business, operating as Zip Boise, have demonstrated during the first half of the fourteen—year concession agreement at Eagle Island State Park. The zip line tour is a popular activity that complements the Park nicely.

Over the last couple months, we have discussed the possibility of EBL Boise, LLC, assigning the zip line concession agreement to an interested buyer. Assignment of the concession agreement and operations is permitted under Section 19 of the concession agreement – if all requisite conditions are met. The prior written approval of an assignment (upon satisfaction of all conditions) is solely within the discretionary authority of the Idaho Park and Recreation Board. While it is the policy of the Board to not unreasonably deny assignment, that policy also obligates the Board to determine if the proposed assignee is qualified and capable of operating the concession in an acceptable manner.

Any prospective assignee must demonstrate the ability, experience, financial wherewithal, and management qualifications to not only operate the concession competently, but also fulfill all terms of the concession agreement in a satisfactory manner. Eagle Island State Park is an incredibly busy recreational resource for residents and visitors to the Treasure Valley. A successful assignee must be able to operate the concession and carry out all duties of the concession agreement in a way that does not create administrative burdens for the Department or Park staff.

In the event a complete assignment package is presented to the Board for approval, the Department will recommend a modification to the concession agreement – to be agreed to by the assignee as

an additional condition of assignment. The modification will be to concession agreement section 7. Renewal. The result of the recommended modification will be to replace the current section 7 with a contract provision that will utilize a competitive, request for proposal process prior to issuance of the next zip line concession agreement in 2029. This recommendation by the Department will bring the assigned concession agreement into alignment with the Board's Policy No. 6020, ¶ 4.2 (last amended 3/4/2017). Please let me know if you need a draft of the recommended modified provision to use in discussions with prospective assignees.

As you continue to explore the sale of Zip Boise and assignment of the concession agreement, please work with me as your primary point of contact: troy.elmore@idpr.idaho.gov; office (208) 514-2450; cell (208) 866-8682. If there are questions regarding compliance with Section 19, do not hesitate to ask.

Regards,

A handwritten signature in blue ink that reads "Troy Elmore". The signature is written in a cursive, flowing style.

Troy Elmore
Operations Administrator

cc: EBL Boise, LLC; Att'n Steve Gustafson, Registered Agent; 1105 Graham Drive; McCall, ID 83638

e-cc: Joy M. Vega, Office of the Attorney General, joy.vega@ag.idaho.gov

IDAPA RULE IDAPA FEE BOARD ACTION REQUIRED
 BOARD POLICY INFO ONLY, NO ACTION REQUIRED

AGENDA ITEM
Idaho Park and Recreation Quarterly Meeting
February 8-9, 2023
IDPR Headquarters
5657 Warm Springs Ave
Boise, ID 83716

AGENDA ITEM: Policy 8030 and 7080 Revisions
Naming Conventions and Sponsorships

ACTION REQUIRED: None, Information Only.

PRESENTER: Adam R. Zaragoza
Management Services Administrator

PRESENTATION

BACKGROUND INFORMATION:

At the November 9th, 2022 Board meeting, staff presented and discussed the current IDPR policy 8030 for Park Naming Conventions. A little discussion occurred, and the outcome was a small subcommittee would be set up to review, amend, and propose changes to the policy. The subcommittee has met twice and is updating the Board about its progress.

STAFF RECOMMENDATIONS:

None, Information Only.



Naming Conventions

Effective Date: February, 2023

Policy #: 8030

1. Purpose:

The purpose of this policy is to provide guidance on naming of new parks, park units, facilities, features, memorials, etc and to specify approval authority. This policy applies to the naming of new parks, park units, facilities or to change any in name to parks, park units or facilities whether initiated by the Department or a cooperater through a sponsorship agreement as established in **policy 7080 Sponsorship**.

2. Scope:

All Department employees are expected to comply with, and, will be held accountable to the guidelines in this policy.

3. Responsibility:

The management services administrator is the owner of this policy and is responsible for reviewing, and updating the policy to reflect current laws, needs, and agency strategic initiatives. The Board must approve any amendment to this policy.

4. Definitions:

Board: *The Idaho Park and Recreation Board.*

Cooperator: *An individual, foundation, corporation, government agency, not-for-profit organization, friends groups, concessionaire, or other entity that acts as a benefactor by donating, contributing, granting, subscribing, leasing, or providing other funds, materials, or labor for the purpose of maintenance, improvement, restoration, enhancement, reclamation, addition or enlargement of programs, holdings, properties, resources, or facilities of the Department. Also known as "sponsor."*

Department: *The Idaho Department of Parks and Recreation.*

Employee: *A person employed by the Department, including volunteers.*

Facilities: *Any constructed feature or object within lands administered by the Department including but not limited to, shelters, visitor centers, storage structures, work centers, entrance kiosks, restroom and shower facilities, amphitheaters, lodges, overnight lodging, boat launches and ramps, playground equipment, fire rings, paddocks, pathways, roads, pay stations, or trail and directional signs.*



Naming Conventions

Effective Date: February, 2023

Policy #: 8030

5.0 Approval Authority and Process

New State Park

For new state parks, the Department may name the state park in honor of an individual, living or deceased, or an entity that has contributed specifically to the park and that represents achievements of highest distinction in a professional or public service role. The Board has final approval authority over new state park names.

New or Renaming of State Park Unit or Area

The Board has final approval authority of state park unit names. Example Sugarloaf Unit of Lake Cascade State Park, or, Lionhead Unit of Priest Lake State Park. Any request to name or rename a state park unit must be considered as an action item at a noticed public meeting of the Board.

The Director has final approval of park area names within the State, example Aspen Loop of Ponderosa State Park. State Park areas do not need to be at a noticed public hearing.

Monuments or Memorial Installations

The Director has final approval authority for recognition boards and minor memorial installations, such as park benches and trees. All other memorial installations require Board approval at a noticed public hearing.

Sponsorships

Idaho Code 67-4223(15) allows the Department to enter into sponsorship agreements for private, non-profit public benefit corporations and other persons, corporations and entities as may be appropriate for parks or other facilities within the state park system. Sponsorship approvals shall follow IDPR policy 7080.

If the naming is tied to a sponsorship agreement, the term of the naming privilege must be listed within the agreement. Upon termination of the initial sponsorship agreement, and if deemed appropriate by the Board, the cooperator may be given first right of refusal for a subsequent sponsorship agreement.

The Department cannot assure cooperators that the name will be permanently affixed to the facility. Any sign displaying the name may be removed and replaced within an established time frame, when the facility is being renovated, or if there are problems of vandalism or other maintenance concerns.

The Department may terminate the naming privilege immediately if, in the sole judgement of the Department, the actions of the cooperator are such that continued association with the cooperator is detrimental to the interests of the Department.



Naming Conventions

Effective Date: February, 2023

Policy #: 8030

6.0 Naming Convention Guidelines

Geographic Features: The Department will not name geographic features, whether natural or man-made, for cooperators. The Department cannot rename geographic features if the place is already federally named or recognized.

If the Department wishes to assign a name to an otherwise unnamed geographic feature on federal property, the Department must apply for and receive federal approval. For details, see: www.usgs.gov/core-science-systems/ngp/board-on-geographic-names/domestic-names.

State Park or Unit: Because state parks are public places owned by the people of Idaho, simply having made a significant monetary contribution to the Department should be carefully considered so that the perceptions of the public are positive, and the recognition does not imply private or exclusive use or ownership.

State parks and units, in most cases, may bear the name to which they have been historically known due to location, topography, natural resources, cultural values, or others as determined by the Board.

For new and existing state parks or areas, the Department may recommend naming in honor of an individual, living or deceased, or an entity that has contributed specifically to the park and that represents achievement of highest distinction in a professional or public service role which does not conflict with the Department mission and goals.

Monuments or Memorial Installations: In proposing commemorative installations, a cooperator must clearly demonstrate that the association between the park and the person, group, or event is of exceptional importance and worthy of being included in the park's interpretive efforts. In cases where a person is proposed for commemoration, at least 5 years must have elapsed since the death of the person, or, the proposer may present to the Board the importance of the individual or group if less than 5 years at a noticed public hearing. The Board shall have the final determination in the memorial or event.

The recognition may list the name of the person in whose memory the donation is given, but not include the honoree's date of birth or death, military service, degrees or other personal information. Recognition will be secondary or subordinate to names that describe purpose or area. An example might be: "Spider Falls Campground donated in the memory of Jane T. Smith" not the "Jane T. Smith Memorial Campground."

7.0 Revision History

1. Revised by PS&ES on 01/30/2020. Supersedes portions of policy 7080 Sponsorship Approvals. Moved to separate policy.
2. Approved by Board on 3/16/2020.



Sponsorship Approvals

Effective date: 4/23/2020

Policy #: 7080

1. Purpose:

The purpose of this policy is to further define the provisions of Section 67-4223(15), Idaho Code, which deals with the ability of the Department to recognize cooperators (also referred to as “sponsors”). This policy also provides procedures related to the approval of proposed sponsorships and documenting that approval.

2. Scope:

All Department employees are expected to comply with—and will be held accountable to—the standards in this policy.

3. Responsibility:

The communications manager is the owner of this policy and is responsible for reviewing and updating the policy to reflect current laws, needs, and strategic initiatives. The Director must approve any amendment to this policy.

4. Standards and Procedures:

4.1. Definitions

Cooperator. *An individual, foundation, corporation, government agency, not-for-profit organization, friends groups, concessionaire, or other entity that acts as a benefactor by donating, contributing, granting, subscribing, leasing, or providing other funds, materials, or labor for the purpose of maintenance, improvement, restoration, enhancement, reclamation, addition or enlargement of programs, holdings, properties, resources, or facilities of the Department. Also known as “sponsor.”*

Department: *The Idaho Department of Parks and Recreation.*

Director: *The Idaho Department of Parks and Recreation Director or designee.*

IDAPA: *Idaho Administrative Procedures Act.*

Employee: *A person employed by the Department, including volunteers.*

Facilities. *Any constructed feature or object within a state park including but not limited to, shelters, visitor centers, storage structures, work centers, entrance kiosks, campground loops, restroom and shower facilities, amphitheaters, lodges, overnight lodging, group use area, concessionaire facilities, boat launches and ramps, playground equipment, fire rings, paddocks, pathways, roads, pay stations, or trail and directional signs.*

Political Organization: *A party that sponsors candidates for election to political office.*

Program Manager: *The Idaho Department of Parks and Recreation employee that has approval authority for specific programs, including but not limited to the financial officer, reservations program manager, information technology resource manager, development bureau chief, human resource officer, registration program manager, recreation bureau chief, natural resource program manager, state and federal grants manager, park manager, region managers, operations administrator, management services administrator, communications manager, public information officer, and Director.*

Sponsorship: *The provision of financial support or the provision of goods and services in support of the Department's mission-related activities for which there is no expectation that the cooperator (as defined above) or sponsor will receive a substantial return benefit other than the right to recognize or display their branding, products, name, or logo on Department property or materials.*

Sponsorship Agreement. *An agreement describing the arrangement between the Department and the cooperator or sponsor including what the cooperator or sponsor is offering and what action the Department will take in recognizing that offer.*

4.2. Applicability

Recognition of cooperators must be consistent with the Department's mission, goals, and policies. These apply to recognition given in consideration of financial, in-kind, or material assistance from cooperators or sponsors. Financial assistance may be in the form of donations, grants, inter-governmental agreements or partnerships, sponsorships, endowments, concessionaire agreements, or other working agreements with the Department.

4.3. Standards

Approval Criteria. In evaluating and approving sponsorships and associated recognition plans, the responsible approver may consider the following criteria:

1. The compatibility of the sponsor's products, customers, and promotional goals with the Department's mission to improve the quality of life in Idaho through outdoor recreation and resource stewardship;
2. The sponsor's past record of involvement in public recreation projects;
3. The desirability of association with the sponsor, including the sponsor's public image, and reputation;
4. The timeliness and readiness of the sponsor to enter into an agreement;

5. The value in cash, or in-kind goods or services, of the proposal in relation to the scope of the sponsorship.
6. The compatibility of the proposed display with the visual integrity of the affected state park or program and the visitor experience;
7. The program, operation, or maintenance costs that may be incurred by the Department in relation to the proposal.

Prohibited Arrangements. The Department will not approve a sponsorship or recognition plan that contains any of the following:

1. Qualitative or comparative language;
2. Endorsements by the Department;
3. Price information or indications of savings or value; or
4. Non-commercial speech that may be construed as political, religious, or as asserting a position on a public issue.

Cumulative Impacts. The Department will minimize the impacts of visual clutter to natural, cultural, historic, and built environments.

Maintenance and Repair. The Department is under no obligation to maintain or replace recognition signs, plaques, or structures if they are vandalized, lost, stolen or otherwise destroyed, or need to be relocated as a result of necessary park operations unless agreed upon in the recognition plan.

Special Privileges. Providing financial assistance to the Department on a project does not entitle the sponsor to any special privileges other than recognition as set forth in this policy.

These standards do not apply to the display of company names, products, or logos at facilities operated by concessionaires. These guidelines do not apply to donation of goods, cash, or property made to the Department with no expectation of promoting the donor's branding, products, name, or logo in association with the gift.

4.4 Cooperator Recognition and Sponsorship Agreement

All cooperator recognition plans must be memorialized in a sponsorship agreement. A sample sponsorship agreement is included in the policy. Sponsorship agreements may be self-initiated by the potential sponsor or solicited by the Department.

The sponsorship agreement must include, but is not limited to:

1. A detailed statement of how the Department is improving services through the arrangement and how the arrangement supports the mission of the Department.
2. A detailed statement of the Department's and the cooperator's responsibilities and roles.
3. A detailed plan for recognition of cooperators contributions to include display, type, location, size, design, content, and duration.

4. Financial, Term and termination provisions.

4.5. Approval Responsibility

Individual Park or Program Sponsorship Agreement Approval. The following approval responsibilities apply to sponsorships agreements involving an individual park or program. For the purposes of this policy, the term “individual park” includes 1) parks that have multiple units under a single park manager, e.g., Lake Cascade State Park and 2) multiple parks under a single park manager, e.g., Heyburn State Park and Mary McCroskey State Park.

Sponsorship Value	Term of Recognition	Required Approval
< \$1,500	≤ one year	Program manager
≥ \$1,500 and < \$5,000	≤ one year	Region manager or bureau chief
≥ \$5,000 and < \$10,000	≤ one year	Division administrator
≥ \$10,000	≤ one year	Director
Any amount	> one year	Board

Note: The symbol “<” indicates “less than”; “≤” indicates “less than or equal to”; “≥” indicates “greater than or equal to”; and “>” indicates “greater than”.

Multi-Park or Statewide Program Sponsorship Agreement Approval. The following approval responsibilities apply to sponsorships agreements involving more than an individual park or a program as set forth above.

Sponsorship Value	Term of Recognition	Required Approval
< \$5,000	< one year	Region manager or bureau chief
≥ \$5,000 and < \$10,000	< one year	Division administrator
≥ \$10,000	< one year	Director
Any amount	≥ one year	Board

Note: The symbol “<” indicates “less than” and “≥” indicates “greater than or equal to.”

4.6. Naming Rights

Any sponsorship agreement that includes naming a park unit, park facility, a structure, or a room within a structure must be approved by the Board consistent with *Policy 8030: Naming Conventions*.

4.7. Right to Refuse

The Department may refuse to enter into a sponsorship agreement with any potential cooperator. The Department will, among other matters, consider the qualifications and experience of any individual or entity seeking a sponsorship agreement. The primary consideration in any arrangement is the benefit to the Department and the compatibility of the cooperator’s products, services, and mission with the Department’s mission, goals, and policies.

The Department will not enter into a sponsorship agreement with any political organizations, adult entertainment establishments, or companies whose primary business is selling tobacco or pornography.

5. Revision History:

1. Revised by PS&ES on 1/30/2020. Incorporated provisions from *IDAPA 26.01.06 Rules Governing Cooperator Recognition and Sale of Advertising*. Moved section on naming rights to separate policy.
2. Approved by Director on 4/23/2020.

6. References:

1. Idaho Code 67-4223 (15)
2. Policy 8030 Naming Conventions

— End of Document —

DRAFT

Sponsorship Agreement

This Sponsorship Agreement effective as of October 1, 2023 is made and entered into by and between _____, whose address is _____ (sponsor) and the Idaho Department of Parks and Recreation (IDPR) for their name and logo display on the **Bruneau Dunes Observatory, Bruneau Dunes State Park, Bruneau, Idaho**. Based upon the Recitals below, and in consideration of the mutual promises and benefits hereunder, the parties hereto hereby agree as follows:

RECITALS

Sponsor wishes to make a charitable contribution to IDPR for the **use and benefit of the Bruneau Dunes Observatory** as set forth in this Agreement.

IDPR desires to accept such contribution, subject to the terms and conditions set forth in this Agreement.

AGREEMENT

1. **Contribution:** Sponsor hereby pledges to IDPR, for the display of their name and logo for the benefit of the Idaho State Parks. The Contribution: **\$50,000.00** is for the sponsors logo to be included on the **Bruneau Dunes Observatory**.
2. **Term.** This Sponsorship right shall last for five years.
3. **Payment Schedule.** The Donation is an irrevocable pledge that will be paid to IDPR over a period of five (5) years. Payments in support of this pledge will begin October 1, 2023 upon the execution of this Agreement, with an initial payment of \$10,000.00 and will continue annually thereafter on the anniversary of the Effective Date according to the following schedule:

<u>Amount of payment by Donor</u>	<u>Due Date</u>
\$10,000.00	October 1, 2023
\$10,000.00	October 1, 2024
\$10,000.00	October 1, 2025
\$10,000.00	October 1, 2026
\$10,000.00	October 1, 2027

Sponsor may accelerate the payment of any or all of this pledge at any time at Sponsor’s discretion, so long as the cumulative total of all donation payments meets the foregoing schedule. Payments shall be paid by Sponsor to IDPR via check or other securities, or other methods acceptable to Sponsor and the IDPR Board.

4. **Acknowledgment.** In consideration for the donation, IDPR will include the _____ logo on the Bruneau Dunes Observatory.
5. **Termination of Sponsorship.** In addition to any rights and remedies available at law, the Parks Board may terminate this Agreement and all rights and benefits of the Sponsor hereunder, including removal of the logo;
 - a. In the event of any default in payment of the donation as provided in this Agreement, or
 - b. In the unlikely event the Board determines in its reasonable and good faith opinion that circumstances have changed such that the Sponsorship chosen by the Sponsor would adversely impact the reputation, image, mission or integrity of IDPR, in the event of a continued association with Sponsor and the continuation of the Logo provided for herein.

Upon any such termination of this Agreement, IDPR shall have no further obligation or liability to Sponsor and shall not be required to return any portion of the Donation already paid. The Board, however, may in its sole and absolute discretion determine an alternative recognition for the portion of the Donation already received.

6. **Publicity.** For purposes of publicizing the Donation and the Logo, IDPR will have the right, without charge, to photograph the Logo and use the names, likenesses, and images of the Logo in photographic, audiovisual, digital or any other form of medium (the "Media Materials") and to use, reproduce, distribute, exhibit, and publish the Media Materials in any manner and in whole or in part, including in brochures, website postings, informational and marketing materials, and reports and publications describing IDPR's parks and activities.
7. **Assignment.** This Agreement and the rights and benefits hereunder may not be assigned by either party without the prior written consent of the other party, which consent shall be in the sole and absolute discretion of the non-assigning party.
8. **Entire Agreement.** This Agreement constitutes the entire agreement of the parties with regard to the matters referred to herein, and supersedes all prior oral and written agreement, if any, of the parties in respect hereto. This Agreement may not be modified or amended except by written agreement executed by both parties hereto. The captions inserted in this Agreement are for convenience only and in no way define, limit, or otherwise describe the scope or intent of this Agreement, or any provision hereof, or in any way affect the interpretation of this Agreement.
9. **Sponsor Approval.** This Agreement and the Logo design and specifications provided for herein are subject to the approval of the State Parks Board, and will not be effective unless and until approved by the Sponsor.
10. **Board Approval.** This Agreement and the Logo design provided for herein are subject to the approval by the State Parks Board and will not be effective unless and until approved by the Board of the Idaho Department of Parks and Recreation.

ACCEPTED AND AGREED TO:

Idaho Department of Parks and Recreation

_____ Sponsor (?)

By: _____
 Name:
 Title:

By: _____
 Name:
 Title:

IDAPA RULE IDAPA FEE BOARD ACTION REQUIRED
 BOARD POLICY INFO ONLY, NO ACTION REQUIRED

AGENDA ITEM
Idaho Park and Recreation Quarterly Meeting
February 8-9, 2023
IDPR Headquarters
5657 Warm Springs Ave
Boise, ID 83716

AGENDA ITEM: Land of Yankee Fork State Park – Hammond Hot Springs LCC
Property Acquisition

ACTION REQUIRED: Board Acceptance of Real Property

PRESENTER: Susan E. Buxton, Director

PRESENTATION

BACKGROUND INFORMATION:

The Idaho Parks and Recreation Board (“Board”) may “acquire in the name of the State of Idaho by gift, devise, purchase, agreement, or otherwise, such land as in its judgment may be necessary, suitable and proper for roadside picnic, recreational or park purposes and to control, develop and maintain such land and all existing state parks...” Idaho Code § 67-4224.

The purpose of this agenda item is for the Board to enter into a Property Acquisition Agreement and to accept title to an approximate 104.20 acre parcels of land in Custer County. IDPR desires to acquire Parcel No’s. RP14N19E239011, RP14N19E239050, RP14N19E253001 and RP14N19E260010 from Hammond Hot Springs LLC so that it can be used to provide recreational tourism opportunities as a unit of Land of Yankee Fork State Park.

The purchase price for the Property shall be the sum of TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000.00). Sufficient funds have been appropriated in IDPR’s budget.

IDPR and hot springs staff have been working diligently on the business transition, which includes daily operations and reservations. The anticipated transition of operations date will be May 1, 2023 with a formal ceremony scheduled for May 3, 2023.

IDPR Staff, the Attorney General’s office, Hammond Hot Springs LLC representatives have worked together to draft the recommended provisions for the Purchase and Sale Agreement and Warranty Deed. Staff is seeking Board approval to proceed with the acquisition, close on or before February 15, 2023, and accept the property into IDPR’s system upon receipt of a warranty deed acceptable to IDPR.

STAFF RECOMMENDATIONS:

Staff recommends a roll call vote of the Board to accept the property and authorize the Director to sign the Property Acquisition Agreement. Staff further recommends that upon receipt of an executed Warranty Deed acceptable to IDPR, that parcels RP14N19E239011, RP14N19E239050, RP14N19E253001 and RP14N19E260010 are real property owned and managed within the Idaho Department of Parks and Recreation System.

*Enc: IDPR Board Meeting Minutes, May 2022 Authorizing the Director to Sign Agreement
Purchase and Sale Agreement, to be presented to the Board
Warranty Deed
Summary Environmental Report
Architectural/Engineering Inspection*

Purchase and Sale Agreement

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (“**Agreement**”) is entered into by and between HAMMOND HOT SPRINGS, LLC, an Idaho limited liability company, whose mailing address is 10976 Culdesac Way, Boise, ID 83714 (“**Seller**”), and the STATE OF IDAHO, IDAHO PARK AND RECREATION BOARD, whose administrative agent is the IDAHO DEPARTMENT OF PARKS AND RECREATION, whose mailing address is P.O. Box 83720, Boise, ID, 83720-0065 (“**Buyer**”) (collectively, Seller and Buyer are the “**Parties**”), for the purchase and sale of all Seller’s interest in that certain real property commonly known as the Challis Hot Springs located at 5025 & 5035 Hot Springs Road, Challis, Idaho, 83226, consisting of separate parcels located in Custer County, Idaho (the “**Property**”), and legally described as follows:

See “Exhibit A” attached hereto and incorporated herein by reference.

The separate parcels are also identifiable by Custer County Tax Assessor Parcel Nos. RP14N19E253001, RP14N19E260010, RP14N19E239011, and RP14N19E239050. This Agreement also includes certain personal property located on the Property consisting of all existing infrastructure, buildings and other facilities, fixtures, improvements, and all associated water rights.

RECITALS

WHEREAS, the Parties did previously enter into the CONCEPTUAL AGREEMENT FOR PURCHASE AND DONATION OF REAL PROPERTY, dated May 18, 2022, the conditions and terms of which have been satisfied or waived by the Parties; and

WHEREAS, Seller desires to sell and donate the Property and Buyer desires to purchase and accept the donation of the Property; and

WHEREAS, Buyer is the State of Idaho, Idaho Park and Recreation Board by and through the Idaho Department of Parks and Recreation, and is a government unit described in Section 170(c) of the Internal Revenue Code of 1986, as amended and the applicable regulations promulgated thereunder; and

WHEREAS, Buyer has determined that acquisition of the Property will advance its mission of expanding park and recreation opportunities available to the public by providing camping facilities not presently available within Land of the Yankee Fork State Park.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements of the Parties herein contained, the Parties agree as follows:

1. Agreement to Sell and Donate and to Purchase. Seller hereby agrees to sell the Property to the Buyer and Buyer hereby agrees to purchase the Property for the price and subject to the terms and conditions set forth in this Agreement.

2. Purchase Price. The total purchase price for the Property is Two Million and Five Hundred Thousand Dollars (\$2,500,000.00) (“**Purchase Price**”), to be paid with cash at Closing.

3. Included Items. The commonly used name, logo, blue sky and goodwill associated with “Challis Hot Springs”, all customer reservation lists, maintenance records, capital improvement records, utility records, health inspection reports, existing leases and service agreements, issued permits or conditional use permits, reports, studies, and surveys of Seller related to the Property. All easement rights, mineral rights, riparian rights, and other appurtenances to or used on the Property, including any right Seller may have to receive natural flow or stored water delivered through any ditch, canal, or water company's facilities, or other rights appurtenant under entitlements held by a third party for use on the Property. All water rights appurtenant to or used on the Property including all shares, certificates, decrees, or other documents evidencing water rights are included in this sale.

4. Fee in Lieu of Taxes. Buyer recognizes the impact of this conveyance on the property tax base of the county and, subject to appropriation(s), will remit to Custer County the sum of at least Forty-Five Thousand Five Hundred Dollars (\$45,500.00), which may be remitted annually in the sum of Two Thousand Two Hundred Seventy-Five Dollars (\$2,275.00) for twenty (20) years from the date of closing, as a fee in lieu of taxes authorized under Idaho Code § 67-4243.

5. IRS Form 8283. Upon Seller’s request, Buyer shall complete and sign the Donee Acknowledgment section (Part V) of IRS Form 8283.

6. Transition and Training Period. The Parties agree that Seller will remain in transactional control of the Challis Hot Springs business and operational control of the Property, including maintaining and operating all infrastructure, buildings and other facilities, fixtures, and improvements through April 30, 2023, by which time Buyer’s employees will be fully trained and knowledgeable regarding all such operations. Buyer affirms that it has in place property and casualty insurance policies and that it shall maintain all such policies through April 30, 2023. All income generated by the Challis Hot Springs business from the date of closing through April 30, 2023, will be the property and tax liability of Seller. Seller agrees to retain, at its sole expense and liability, the employment of its property manager, Mike Williams, and, at Seller’s discretion, other employees needed to operate the business through April 30, 2023. Seller will retain as its sole responsibility from the date of closing through April 30, 2023, all expenses and liability related to the Property.

7. Contingencies.

7.1 Conditions to Buyer’s Obligation to Close. Buyer’s obligation to complete the purchase shall be subject to, and conditioned upon, the following:

- a) Buyer review and acceptance of the title commitment;
- b) Seller provided title insurance acceptable to Buyer;
- c) Buyer completes and accepts a satisfactory Phase I Environmental Site Assessment. Buyer may, in its discretion, determine that another Phase I

or a Phase II Environmental Assessment is required and shall be responsible for those costs;

- d) Seller shall transfer all water rights that are or may be appurtenant to the Property, including those water rights decreed as IDWR Nos. 72-10140, 72-4041, 72-10139, 72-11734, and 72-7039;
- e) Buyer review and acceptance of legal access to the Property;
- f) Seller shall provide any and all historical and current surveys of the Property for the Buyer to review, with the understanding that Buyer may need to perform a survey with results acceptable to Buyer;
- g) Buyer review and acceptance of Seller's current leases, easements, encumbrances, and ongoing contract obligations, if any;
- h) Buyer review and acceptance of Seller's current mineral estate status;
- i) Buyer review and acceptance of the current status of known plant or animal Endangered Species Act issues;
- j) Buyer's offer and final Closing subject to approval by the Idaho Park and Recreation Board;
- k) Seller to pay the total taxes for the taxable year 2022; Buyer, as a state entity, is constitutionally precluded from paying any taxes;
- l) Seller to convey title with a Warranty Deed acceptable to Buyer;
- m) Buyer's discovery of any material defect in the Property, or any condition or matter that is materially inconsistent with any of the representations, covenants, or warranties of Seller contained in this Agreement or any conveyance document contemplated hereby.

8. Closing.

8.1 Notice of Idaho Park and Recreation Board's Action on Agreement. Buyer shall deliver to Seller notice of the Board's final approval or disapproval of this Agreement within three (3) business days of the Board meeting to be held February 8 and 9, 2023.

8.2 Escrow. The purchase and sale of the Property shall be conducted through Flying S Title and Escrow of Idaho, Inc., as closing agent ("Closing Agent"), at the Closing Agent's office located at Blackfoot, Idaho, who may utilize electronic signature software for authorized signatures of the Parties.

8.3 Time for Closing. The sale shall be closed on or before February 15, 2023, unless otherwise agreed to by the Parties.

8.4 Closing Prerequisites. At Closing, Buyer and Seller shall deposit in escrow, with Closing Agent, all instruments, documents, and monies necessary to complete the sale in accordance with this Agreement. As used herein, "Closing" or "date of Closing" means the date on which all appropriate documents are recorded, and proceeds of sale are available for disbursement to Seller. Funds held in reserve accounts pursuant to escrow instructions shall be deemed, for purposes of this definition, as available for disbursement to Seller.

8.5 Escrow Instructions. The Parties shall promptly execute and deliver to Closing Agent such additional instructions, resolutions, and other documents as Closing Agent may reasonably require that are not inconsistent with or contrary to the provisions hereof. In the event of any inconsistency or conflict between said instructions and the provisions of this Agreement, this Agreement shall control.

8.6 Closing Agent. At Closing, Closing Agent shall do the following: (1) record the Warranty Deed; (2) deliver to Buyer any documents which Seller is to deliver and Buyer is to receive hereunder through Escrow; (3) deliver to Seller any documents which Buyer is to deliver and Seller is to receive hereunder through Escrow; and (4) disperse to Seller, a check in the amount of the Purchase Price. Closing Agent's performance of the foregoing actions shall be deemed to occur simultaneously.

8.7 Closing Costs.

- a) Closing Costs and Expenses. The escrow Closing fee(s), if any, shall be paid by Seller.
- b) Seller shall pay: (i) any real estate excise tax or other transfer taxes due on the transfer of the Property; and (ii) any compensating taxes and penalties that may be payable due to the removal of Property or any portion thereof from "forest land" or "timberland" or similar non-ad valorem tax classification or designation and arising from Seller's actions or any change of use prior to Closing.
- c) Buyer shall pay: (i) the costs to record the Warranty Deed; and (ii) any amount due Seller for prorations, if any.
- d) Seller shall be responsible for all real property taxes and assessments, incurred or applicable to the Property payable in prior years or related to Seller's ownership. Seller shall be solely responsible for any assessments, taxes, expenses, or contract obligations pertaining to the Property arising, accruing, or incurred prior to Closing.

8.8 Possession. Subject to Section 6 of this Agreement, Buyer shall be entitled to possession of the Property upon Closing.

8.9 Documents to be delivered by Seller at Closing. At Closing, Seller shall have executed, or caused to be executed, and delivered to the Closing Agent the following documents, if required by Buyer, in a form reasonably acceptable to Buyer and Seller:

- a) Warranty Deed;
- b) No-Lien affidavit (as provided in Section 12.2 of this Agreement); and
- c) Any other instruments or documents reasonably requested by Buyer.

9. Conveyance of Title. At Closing, Seller shall execute and deliver to Buyer a Warranty Deed conveying good and marketable title to the Property consisting of real property, and including all appurtenances thereto free and clear of any and all defects of title, including, but not limited to, any and all liens and encumbrances with the exception of the specifically named exceptions (“Permitted Exceptions”), identified in the title commitment issued by Flying S Title and Escrow of Idaho, Inc., attached hereto as “**Exhibit B**” and incorporated herein by reference.

10. Title Insurance. Seller shall deliver or cause to be delivered to Buyer as soon as practicable after Closing, a standard form policy of owner’s title insurance, effective as of the date of Closing, in the full amount of the Purchase Price, and showing title to the Property vested Buyer, subject to no special exceptions other than the Permitted Exceptions.

11. Risk of Loss; Condemnation. Risk of loss of or damage to the Property shall be borne by Seller through April 30, 2023. Thereafter, Buyer shall bear the risk of loss. In the event of material loss of or damage to the Property prior to the date upon which Buyer assumes the risk of loss, Seller shall not be obligated to restore the Property nor pay damages to Buyer by reason of such loss or damage, and Buyer may terminate this Agreement by giving notice of such termination to Seller and Closing Agent, and such termination shall be effective within ten (10) days thereafter; provided however, that such termination shall not be effective if Seller agrees in writing within such ten (10) day period to restore the Property substantially to its present condition by the Closing date; and provided further that Buyer may elect to purchase the Property in the condition existing on the date of Closing, and on Closing, Seller shall assign to Buyer the proceeds of any condemnation proceeding, or if Buyer, at its option, agrees to accept from Seller an agreed upon cash sum sufficient to cover the loss or damage.

12. Seller's Representations and Warranties. In addition to other representations contained in this Agreement and in “**Exhibit C**”, attached hereto and incorporated herein by reference, Seller represents and warrants to Buyer as of the date of Closing that:

12.1 Authority. Seller and all persons signing on behalf of Seller, have full power and authority to execute this Agreement and perform Seller's obligations hereunder;

12.2 Parties in Possession; Liens. The Property is not subject to any leases, tenancies, or rights of persons in possession except as have been disclosed to Buyer in writing. Prior to Closing, Seller shall execute and deliver to the Closing Agent and Buyer an executed No-Lien Affidavit confirming the nonexistence of any liens or rights to any liens on the Property; and

12.3 No Hazardous Waste; Indemnity. Seller is unaware of, and has not received notification of any kind from any agency, suggesting that the Property is or may be targeted for a Superfund cleanup. To the best of Seller's knowledge, neither the Property nor any portion thereof is or has been used as a landfill, waste storage or disposal site, or for the storage or disposal of any chemicals, petroleum or oil products, or hazardous or dangerous wastes or substances. Seller agrees to indemnify and hold Buyer harmless from and against any and all loss, damage, claims, penalties, liability, suits, costs and expenses (including, without limitation, reasonable attorney fees), and also including without limitation, costs of remedial action or cleanup, suffered or incurred by Buyer arising out of or related to Seller's use of the Property, or portion thereof, occurring prior to the conveyance to Buyer, about which Seller knew or reasonably should have known prior to Closing.

12.4 Survival of Representations and Warranties. Except as otherwise set forth in this Agreement, or in the documents delivered at Closing, Buyer and Seller make no representations or warranties, express or implied, in connection with the transactions contemplated herein. The representations and warranties set forth in Sections 12 and 13, applicable to the Property, shall survive the Closing. All other representations and warranties set forth in this Agreement shall survive the Closing for a period of one (1) year from the Closing. All covenants and obligations of the Parties set forth herein applicable shall survive the Closing and shall not be merged in the Warranty Deed delivered at the Closing.

13. Buyer's Authority. Buyer represents and warrants to Seller that at the date of the execution hereof and at the date of Closing, Buyer, and all persons signing on behalf of Buyer, have full power and authority to execute this Agreement, and to perform Buyer's obligations hereunder.

14. Condition of Property. Buyer is purchasing the Property on an "as is" basis without any warranties, express or implied, from Seller, except as provided in this Agreement. Buyer further acknowledges that Buyer is not relying upon any statement or representation by any broker or any representative of any broker or Seller which are not expressly set forth in this Agreement.

15. Notice. Notices required or contemplated under this Agreement shall be in writing. Notices shall be mailed by certified mail, postage prepaid, to the respective Parties at their following respective addresses, or such other addresses as the Parties hereto may, by notice, designate. Any such notice may, in the alternative, be sent by both electronic transmission to the below-designated facsimile number and email address or to such other facsimile number or email address as may, by notice, be designated:

Buyer

Idaho Department of Parks and Recreation
c/o Susan E. Buxton, Director
P.O. Box 83720
Boise, ID 83720-0065
susan.buxton@idpr.idaho.gov

Seller

Hammond Hot Springs LLC
c/o Lorna O. Hammond, Manager
10976 Culdesac Way
Boise, Idaho 83714

16. Survival of Warranties. The terms, covenants, representations and warranties shall not merge in the deed of conveyance, but shall survive Closing.

17. Commissions. Seller shall be responsible for, and shall pay at Closing, any and all real estate broker or agent fees and commissions incurred by any broker or agent of Seller, if any; and Buyer shall be responsible for, and shall pay at Closing, any and all real estate broker or agent fees or commissions incurred by any broker or agent of Buyer, if any.

18. Counterparts. This Agreement may be executed in any number of counterparts for the convenience of the Parties, all of which, when taken together and after execution by all Parties hereto, shall constitute one and the same Agreement.

19. General. This is the entire agreement of Buyer and Seller with respect to the matters covered hereby and supersedes all prior agreements between them, written or oral. This Agreement may be modified only in writing, signed by Buyer and Seller. Any waivers hereunder must be in writing. No waiver of any right or remedy in the event of default hereunder shall constitute a waiver of such right or remedy in the event of any subsequent default. This Agreement shall be governed by the laws of Idaho. This Agreement is for the benefit only of the Parties and shall inure to the benefit of and bind the heirs, personal representatives, successors and assigns of the Parties. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision hereof.

20. General Indemnity. Seller shall indemnify, defend, and hold Buyer harmless from all claims, liabilities, obligations, damages, penalties, fines, costs and expenses (including reasonable attorney fees) (each of the foregoing, a "Claim"), that arise out of or relate to: (i) subject to the limitations set forth in Section 12.4 hereof, any breach or inaccuracy of any of the representations and warranties made by Seller in or pursuant to this Agreement; (ii) any failure by Seller to carry out, perform, satisfy and discharge any of its covenants, agreements, undertakings or obligations in this Agreement, or under any of the documents or related materials executed and delivered or to be executed and delivered by Seller pursuant to this Agreement.

21. Additional Provisions. Any additional provisions are set forth in the Addendum to this Agreement, which Addendum is attached hereto and made a part hereof.

22. Exhibits. All Exhibits, attached hereto, are incorporated herein as if fully set forth.

23. Sufficient Appropriation By Legislature Required. This Agreement shall in no way or manner be construed so as to bind or obligate Buyer beyond the term of any particular appropriation of funds by the State legislature as may exist from time to time. Buyer shall have and reserves the right to terminate this Agreement if the legislature of the State of Idaho fails,

neglects, or refuses to appropriate sufficient funds as may be required for Buyer to meet any obligation under this Agreement. All future rights and liabilities of the Parties shall thereupon cease within thirty (30) days after written notice to Seller.

24. Officials, Agents, and Employees Not Personally Liable. No director, official, officer, employee or agency of the State of Idaho shall be in any way liable or responsible for any covenant or agreement herein contained, whether expressed or implied, nor for any statement, representation or warranty made herein or in any way connected with this Agreement. In particular, and without limitation of the foregoing, no full-time or part-time agent or employee of Buyer shall have any personal liability or responsibility hereunder, and the sole responsibility and liability for the performance of this Agreement, and all of the provisions and covenants herein contained pertaining to Buyer shall rest in and be vested with Buyer.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Parties have executed this Purchase and Sale Agreement the day and year last written below.

SELLER

HAMMOND HOT SPRINGS, LLC

By: _____

Lorna O. Hammond, its Manager

Date: _____

BUYER

IDAHO DEPARTMENT OF PARKS AND RECREATION

By: _____

Susan E. Buxton, Director

Date: _____

EXHIBIT A

Township 14 North, Range 19 East, Boise Meridian,
Custer County, Idaho:

Section 23: Lot 8.

Section 25: NW1/4NW1/4.

Section 26: Lot 1.

EXHIBIT B

Updated Title Commitment will be inserted at, or prior to, Closing.

EXHIBIT C

Additional Representations and Warranties

Seller's Representations and Warranties. In addition to other representations set forth in this Agreement, Seller represents and warrants to Buyer as of the date of Closing that:

1. **Access.** Legal access to the Property.
2. **Boundary Disputes and Adverse Possession.** To the best of Seller's knowledge, there are no boundary disputes, and no encroachments affecting any of the Property or portion thereof, or any person adversely possessing or using the Property or any portion thereof.
3. **Other Laws.** To the best of Seller's knowledge: (i) there are no violations or claimed violations of federal, state, or local laws, rules, regulations, or ordinances, which violation would have a material adverse effect on the use of any of the Property; nor (ii) has there been any material failure by Seller to comply with the order of any court of appropriate jurisdiction or governmental authority or agency pertaining to any of the Property, or the use, occupancy, or condition thereof; nor (iii) is there any pending order, finding, decree, judgment, order, litigation, threatened litigation, or proceeding, including, without limitation, eminent domain proceedings, public improvement assessment proceedings, condemnation or zoning actions, or notice of revocation of any permit or application, pertaining to any of the Property that would have a material adverse effect on the value of the Property; nor (iv) is there any pending change in the application of any zoning, land classification, environmental, or land use law or ordinance to the Property that would have a material adverse effect on the value of the Property.
4. **Timber Harvest.** Seller shall not cut, remove, or permit any cutting or removal of any timber on the Property.
5. **Contracts Pertaining to the Property.** To the best of Seller's knowledge, except for the Permitted Exceptions, there are no current contracts, liens, agreements, easements, license, encumbrances, leases, or tenancies affecting or pertaining to the Property or any portion thereof.
6. **Encumbrances.** To the best of Seller's knowledge, none of the following has arisen by, through, or under Seller, nor, to the best of Seller's knowledge do any of the following exist with respect to the Property or any portion thereof: (i) rights reserved in federal patents or state deeds; (ii) oil, gas, mineral or fossil rights, reservations, exceptions, or conveyances; (iii) easements and rights of way for public or private roads and utilities heretofore established and existing on the Property; (iv) any specific claim as to ancestral rights of descendants of tribal members to occupy, use, or possess any portion of the Property, as reserved by treaties, understandings, practice, statutes, or judicial decisions, for food gathering, shelter, religious ceremonies, social and economic gatherings, battlefields, or burial sites; (v) a specific claim of an interest by any owner of neighboring tracts for water line across, or right to appropriate water, from any portion of the Property; or (vi) a specific claim of any interest by any owner of any neighboring tract for vehicular access across any portion of the Property.

Warranty Deed

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

State of Idaho
Idaho Dept. of Parks and Recreation
5657 Warm Springs Ave
Boise, Idaho 83716

(Space Above for Recorder's Use)

WARRANTY DEED

THIS WARRANTY DEED is made by HAMMOND HOT SPRINGS, LLC, an Idaho limited liability company ("Grantor"), whose mailing address is 10976 Culdesac Way, Boise, ID 83714, to the STATE OF IDAHO, DEPARTMENT OF PARKS AND RECREATION, an agency of the State of Idaho, for and on behalf of the IDAHO PARK AND RECREATION BOARD (collectively "Grantee") with its administrative offices at 5657 Warm Springs Ave, Boise, ID 83716.

WITNESSETH, that Grantor for and in consideration of the sum of TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000.00) lawful money of the United States of America, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and by this Warranty Deed does grant, bargain, sell, convey, and confirm unto Grantee, and to Grantee's successors and assigns forever, all of the following described property situated in the County of Custer, State of Idaho, to wit:

Township 14 North, Range 19 East, Boise Meridian,
Custer County, Idaho:
Section 23: Lot 8.
Section 25: NW1/4NW1/4.
Section 26: Lot 1.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, including any and all ditch and ditch rights; water and riparian rights; easements, including historic rights of access; buildings, improvements, personality and fixtures situated thereon; crops and timber growing thereon; surface and subsurface sand, gravel, hydrocarbons, geothermal, and mineral rights of any kind or description whether in-place, stockpiled, or overburden; grazing rights; permits or leases; and with any and all other reversions, remainders, rents, issues and profits therefrom; and all estate, right, title and interest in and to the property, as well in law as in equity, of Grantor.

TO HAVE AND TO HOLD the property and the appurtenances unto Grantee, and to Grantee's successors and assigns forever. Grantor, for itself and for Grantor's heirs and assigns, does covenant, grant, bargain and agree to and with the Grantee that, at the time of the delivery of this Warranty Deed, the Grantor is well seized of the property above-conveyed, has good, sure, perfect, absolute and indefeasibly estate in fee simple, and has good right, full power and lawful authority to grant, bargain, sell, and convey the property in manner and form as aforesaid, and that the same is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever. Grantor shall warrant and forever defend the above-conveyed property in the quiet and peaceable possession of Grantee and Grantee's successors and assigns, against Grantor and Grantor's heirs or assigns, and against every person whomsoever may lawfully hold (or who later lawfully claims to have held) rights in the whole property, or any part of the property, as of the date of this Warranty Deed.

[Signature page follows.]

*IDPR Board Meeting Minutes
May 2022*

IDAHO DEPARTMENT OF PARKS & RECREATION

“To improve the quality of life in Idaho through outdoor recreation and resource stewardship”

Quarterly Board Meeting

May 18-19, 2022

Fairfield Inn

1000 W. Pullman Rd.

Moscow, ID 83843

Zoom Meeting Link:

<https://us02web.zoom.us/j/85993227365?pwd=QlV2eUJZSkkwa1hnaGV6b1pFakgzUT09>

Meeting ID: 859 9322 7365

Passcode: 369705

MINUTES

Wednesday, May 18, 2022

Call to Order - Chairman Beckley called the meeting to order and requested a roll call.

- Chairman Beckley - Present
- Board Member Fatkin - Present
- Board Member Black - Present via zoom
- Board Member Doman - Present
- Board Member Roach - Present
- Board Member Eastwood - Present

Also present during all or portions of the meeting either in person or on the phone were the following individuals:

Susan Buxton, Director
Troy Elmore, Operations Division Administrator
Adam Zaragoza, Management Services Administrator
Melanie Schuster, Interim Bureau Chief/Sr. Project Manager
Kathy Muir, Grant Manager
Tami Iasonides, Management Assistant
David White, North Region Bureau Chief
Keith Jones, Natural Resources Manager
Theresa Perry, South Region Bureau Chief
Craig Quintana, Public Information Officer
Debbie Hoopes, Human Resources Officer
Seth Hobbs, Registration & Reservation Program Manager
Joy Vega, Deputy Attorney General
Steve Martin, Financial Officer

Welcome and Introductions / Chairman Beckley and Director Buxton

Chairman Beckley and Director Buxton welcomed everyone to the meeting.

Additions or Deletions to the Printed Agenda

The Chairman asked if there were any additions or deletions to the printed agenda., hearing none, he moved forward with the first agenda item.

Consent Agenda

- Approval of Minutes February 23, 2022 and April 21, 2022

Mr. Fatkin moved to approve the minutes as written. Motion was seconded by Mr. Roach. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

Director's Report & Legislative Update

Director Buxton reported on the following topics:

- **2022 Legislative Session**
IDPR's Budget Setting at JFAC took place on March 2, 2022. The Governor's recommended budget was passed and was signed by Governor in March.
- **RMSPEC - Omaha, NE - March 2022**
Director Buxton attended the Rocky Mountain National Association of State Park Directors conference in Omaha, Nebraska accompanied by Troy Elmore and IDPR's two Rangers of the Year, Andrew Stokes - Bear Lake State Park and Jason Oliver - Farragut State Park.
 - Land and water conservation fund now permanently funded by congress.
- **Travel Around the State**
 - Director Buxton met with the trail ranger crew on the Owyhee Front and was able to see the work they are doing to repair trails and replace trail signage.
 - Met with the Girl Scouts at Eagle Island and joined them on a nature walk. Director Buxton spoke about the importance of the interpretation programs at the parks.
 - Travelled around to other parts of the state visiting parks viewing their maintenance backlogs.
 - We had over 200 in attendance at the Thousand Springs State Park/Fossil Beds National Monument ribbon cutting on April 28, 2022. Director Buxton thanked all the Board members who attended as well as all staff for their hard work in planning the event.
- **Upcoming Events**
Director Buxton discussed the following upcoming events
 - Submit Strategic Plan
 - Submit Legislative Ideas
 - Submit Performance Management Report
 - Ongoing Employee & Leadership Training
 - Employee Engagement & Recruitment
 - Development Projects
 - Interpretation Updates with a Revitalized Committee

Director Buxton stood for questions.

Grant Approvals - Kathy Muir

Ms. Muir requested approval on the following grant applications:

- Recreation Vehicle (RV) Advisory Committee

Mr. Doman moved to approve the priority ranking list and the RV grant application as written. Motion was seconded by Mr. Roach. Motion carried unanimously.

- Waterways Improvement Fund

Mr. Fatkin moved to approve the Waterways Improvement Fund grant application as written. Motion was seconded by Mr. Eastwood. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

- Cutthroat Plate Fund

Mr. Roach moved to approve the Cutthroat Plate Fund grant application as written. Motion was seconded by Mr. Fatkin. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

- Off-Road Motor Vehicle Fund

Mr. Doman moved to approve the Off-Road Motor Vehicle Fund grant application as written. Motion was seconded by Mr. Roach. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

- Recreational Trails Program

Mr. Fatkin moved to approve the Recreation Trails Program grant application as written. Motion was seconded by Mr. Doman. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

- Mountain Bike Plate Fund

Mr. Eastwood moved to approve the Mountain Bike Plate Fund grant application as written. Motion was seconded by Mr. Fatkin. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

- Recreational Road & Bridge Fund

Mr. Doman moved to approve the Recreational Road & Bridge Fund grant application as written. Motion was seconded by Mr. Roach. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

Strategic Planning and Performance Report Review & Update - Director Buxton & Adam Zaragoza

Director Buxton explained the Strategic Plan process, then gave the time to Adam Zaragoza to go into a more depth explanation. Mr. Zaragoza explained that we are required to update our plan each year and submit by July 1. Mr. Zaragoza gave an overview of the changes to the plan and received comments from Board members to which he agreed to amend the draft reviewed for submission to DFM by July 1. Director Buxton and Mr. Zaragoza discussed each Task with the Board and asked for comments and feedback.

Mr. Doman moved to approve the Strategic Plan and to amend it consistent with the discussion for submission by the statutory deadline. Motion was seconded by Mr. Eastwood. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

State Snowmobile Avalanche Fund Committee Member Approval - Troy Elmore

Mr. Elmore explained the recent law passed that increased fees for snowmobile stickers and that a portion of the fee increase dollars now goes toward a new snowmobile avalanche fund. He explained how the slate of nominees was established and requested the Board appoint the committee to manage the fund as required by statute.

Mr. Eastwood moved to approve nominees to sit on state snowmobile avalanche fund committee as listed. Motion was seconded by Mr. Roach. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

Group Use Permit-Roots Forest School Fundraiser/Ponderosa - Troy Elmore

Mr. Elmore gave a brief explanation of the Roots Forest School Fundraiser that will take place on August 20, 2022. The purpose of the event is to raise funds and awareness for the school. Ponderosa State Park received a Group Use Permit to host the event. The permit requires Board approval as beer and wine will be served at the fundraiser.

Mr. Doman moved to approve the Group Use Permit. Motion was seconded by Mr. Fatkin. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

Draft 2023-2028 SCORP/BSU Study Results - Adam Zaragoza, McCallister Hall, Boise State University

Mr. Zaragoza explained that currently a new SCORP is required every 5 years. IDPR contracted with Boise State University in October 2021 to lead the study and statistical effort for this update. An online public survey was conducted in January 2022 and representatives from Boise State will be presenting the preliminary findings. Mr. Zaragoza turned the time over to McCallister Hall for the presentation. Ms. Hall provided information on what information was in the survey and the results.

FY 2024 Draft Budget Proposal - Steve Martin

Mr. Martin provided information on the FY 2023 budget as a beginning reference and basis for the FY 2024 budget, which included the department's FY 2023 appropriation and a ten-year expenditure history. Mr. Martin then gave an overview of the FY 2024 draft budget proposal.

Mr. Doman moved to amend the agenda and move the Public Comment portion up. Motion was seconded by Mr. Roach. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

Public Comment

Jeff Gordon - Resident of Cascade, ID, Owner of Cascade Lake Rentals and Manager of Tackle Toms wanted to discuss the proposed marina at Lake Cascade. Mr. Gordon expressed his concerns about a marina at Van Wyck and asked for more public input.

Troy Elmore addressed the Temporary Concession Agreement process. Mr. Elmore let Mr. Gordon and the Board know that IDPR had received a Temporary Concession Agreement application for Van Wyck, however it has not yet been approved and he does not currently have any details on what the agreement was for noting that the Bureau of Reclamation would also have to approve any new temporary concession which has not occurred at this time. There was discussion of the NEPA requirements for the Bureau of Reclamation and that public input would be sought and managed by that agency.

Lake Cascade Marina Contracts - Adam Zaragoza

Mr. Zaragoza gave a brief background and status on the Lake Cascade Marina contracts. RFP went out in August 2021 and a letter of intent was issued in October 2021. IDPR's legal counsel has begun drafting a formal Development and Concession Agreement. When the drafts are completed, they will be reviewed by both parties and their legal counsel. Once negotiations of terms have concluded, staff will present the contracts to the Board for consideration.

Director Buxton requested the next agenda item, Amendment to Idaho Heritage Trust License Agreement be held until the Chairman of the Idaho Heritage Trust Board could be present as she is in Moscow but her other meetings were running long. Chairman Beckley agreed to move to the next agenda item and address this item once the Chairman arrives. There were no objections.

Statewide IDPR Employee Housing Issues - Director Buxton & Adam Zaragoza

Director Buxton gave a brief overview of the issues with employee housing and the direction IDPR is heading in working to address the issue. Mr. Zaragoza gave a background on money appropriated for staff housing and updated the Board on where staff is with the process of resolving the housing issues. Concepts and priority locations are still being considered by staff. Melanie Schuster, Development Bureau Chief, gave an update on meeting with modular housing and other options they are considering.

Natural Resources Presentation - Keith Jones

Mr. Jones provided an introduction and management strategies of the Natural Resource Program, and program project updates.

Mr. Fatkin moved to amend the agenda to move the Executive Session up then complete the remainder of the agenda afterward. Motion was seconded by Mr. Roach. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

Executive Session

Mr. Eastwood moved to go into Executive Session under Idaho Code 74-206 (b) to consider the evaluation, dismissal or disciplining of or to hear complaints or charges brought against a public officer, employee, staff member or individual agent or public-school student (c) to acquire an interest in real property not owned by a public agency (f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

The Chairman called for a roll call vote.

- o Board Member Beckley - Yes
- o Board Member Fatkin - Yes
- o Board Member Black - Yes
- o Board Member Doman - Yes
- o Board Member Roach - Yes
- o Board Member Eastwood – Yes

Motion Carried.

The Board resolved out of Executive Session by unanimous consent at 3:08. No decisions were made.

Action Items from Executive Session

Mr. Fatkin moved to authorize Director Buxton to sign an agreement for the purchase of real property with Hammond Hot Springs, LLC. Motion was seconded by Mr. Eastwood. The Chairman asked for further discussion, hearing none, the Chairman called for a roll call vote on the motion.

- o Board Member Beckley - Yes
- o Board Member Fatkin - Yes
- o Board Member Black - Yes
- o Board Member Doman - Yes
- o Board Member Roach - Yes
- o Board Member Eastwood – Yes

Motion Carried.

Mr. Eastwood moved to give Director Buxton the authority to settle litigation in the Lozano vs Idaho Department of Parks and Recreation. Motion was seconded by Mr. Roach. The Chairman asked for further discussion, hearing none, the Chairman called for a roll call vote on the motion.

- o Board Member Beckley - Yes
- o Board Member Fatkin - Yes
- o Board Member Black - Yes
- o Board Member Doman - Yes
- o Board Member Roach - Yes
- o Board Member Eastwood – Yes

Motion Carried.

Amendment to Idaho Heritage Trust License Agreement - Director Buxton

Director Buxton gave a background on the relationship and agreement between Idaho Heritage Trust and IDPR and explained the two minor amendments to the agreement. The amendment modifies the preparation of a financial statement from a fiscal year to a calendar year and filing the report within 180 days of the end of its calendar year. Director Buxton then introduced President of IHT Board Donna Woolston. Ms. Woolston further discussed the IHT and the agreement amendment request.

Mr. Roach moved to approve the amendment to the Agreement and authorize Director Buxton to sign. Motion was seconded by Mr. Fatkin. The Chairman asked for further discussion, hearing none, the Chairman called for a roll call vote on the motion.

- o Board Member Beckley - Yes
- o Board Member Fatkin - Yes
- o Board Member Black - Yes
- o Board Member Doman - Yes
- o Board Member Roach - Yes
- o Board Member Eastwood – Yes

Motion Carried.

Natural Resources Presentation - Keith Jones - Continued

Mr. Jones resumed his presentation on the Natural Resource Program, and program project updates.

Program Reports

- North Region - David White provided an update on parks and struggles they're having in getting up and running due to the extremely cold weather and snow. Gave an update on all the vacancies within the North Region.
- Operations - Troy Elmore updated the Board on his work with the Legislature, park tours with BSU Provost and he attended CEO training.
- South Region - Theresa Perry updated the Board on visitation at parks, preparations for Memorial Day weekend, working with park managers on needs with housing, permits, vacancies and new hires.
- East Region - Garth Taylor stated that the parks are prepping for Memorial Day weekend. Mr. Taylor reported that he offered the Bear Lake Manager's position to Ranger, Andrew Stokes and the Yankee Fork Manager's position to Ron Jenks. Mr. Taylor spoke about vacancies and the struggles with housing for both full time and seasonal employees.
- Communications - Craig Quintana reported that IDPR has had a lot of positive press recently. Mr. Quintana also reported that Chelsea Chambers has reinvigorated the interp team. Mr. Quintana provided information on he and Troy Elmore being part of the interview committee for the U of I Joint Professor Collaboration position.
- Development - Melanie Schuster stated that planning is in full force for use of the ARPA money to prepare for its availability on July 1. Ms. Shuster reported that construction season has begun and bids will be going out for the Henry's Lake project.
- Human Resources - Debbie Hoopes provided an update on seasonal hires and volunteers as well as positions that have been filled and positions being added.
- Fiscal - Steve Martin provided financial reports and an overview of the department's revenues, expenditures, and cash balances as well as a summary of the passport program.
- Management Services - Adam Zaragoza reported that he has spend a lot of his time with the Legislature and has been focused on ARPA.
- Rec Bureau - Troy Elmore reported an extremely busy quarter and provided an update that the boating program has done a lot of outreach and has completed their reporting to the Coast Guard. Mr. Elmore announced David Dahms resignation and introduced his replacement, Phoebe Wallace.
- Reservation Registration - Seth Hobbs reports that they are busy with boating reservations. Mr. Hobbs provided reservation numbers and they are up over 2021, walk in customers are in a decline. Provided

an update on all reservation statistics. Mr. Hobbs reported that the rules were approved by the legislature.

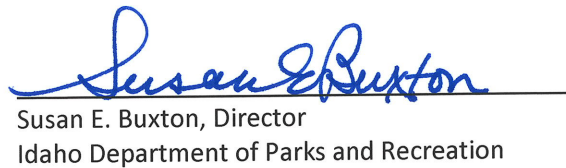
New Business

Chairman Beckley suggested that the Board consider moving May meetings into June in the future, possibly the second week in June. Should be placed on a future agenda.

RECESS FOR TOUR OF MCCROSKY AND HEYBURN STATE PARKS ON MAY 19, 2022.

MEETING ADJOURNED AT APPROXIMATELY 4:00 PM MAY 19, 2022, AFTER THE TOUR. NO BUSINESS NOR DELIBERATION ON ANY PENDING MATTER OCCURRED DURING THE TOUR.


Chairman Brian Beckley
Idaho Park and Recreation Board


Susan E. Buxton, Director
Idaho Department of Parks and Recreation

Summary Environmental Report

**PHASE I ENVIRONMENTAL SITE
ASSESSMENT**

for

Salmon River Property Acquisition
5025 Hot Springs Road
Challis, Idaho 83226

prepared for:

Idaho Department of Parks and Recreation
5657 Warm Springs Avenue
Boise, Idaho 83716

ATLAS File Number: B221190e

Date: July 11, 2022

MR. ADAM ZARAGOZA
IDAHO DEPARTMENT OF PARKS AND RECREATION
5657 Warm Springs Avenue
Boise, Idaho 83716

Re: **Environmental Site Assessment, Phase I
Salmon River Property Acquisition
5025 Hot Springs Road
Challis, Idaho 83226**

Dear Mr. Zaragoza:

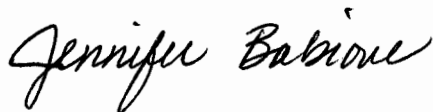
The attached document renders the observations, conclusions, and recommendations of Atlas Technical Consultants, LLC, (ATLAS) and we appreciate the opportunity to be of assistance to you on this project.

The following is the Environmental Professional statement as required by the ASTM 1527-21:

I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in 40 CFR 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

ATLAS would be pleased to continue our role as environmental consultants as the project progresses. If ATLAS can be of any further assistance to you, please feel free to call **(208) 376-4748**.

Respectfully Submitted,
ATLAS TECHNICAL CONSULTANTS, LLC



Jennifer Babione
Environmental Services Manager

Reviewed by: 
Tyler Jenson
Environmental Specialist

cc: *file*

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EXECUTIVE SUMMARY

ATLAS has conducted a Phase I Environmental Site Assessment (Phase I ESA) in conformance with the scope and limitations of the ASTM International, E1527-21 Standard Practice for Environmental Site Assessments of 5025 Hot Springs Road, Challis, Idaho, the Subject Property. This section briefly describes the report; for a comprehensive understanding of the items detailed, this report must be read in its entirety.

The Subject Property was located in portions of Sections 23, 25 and 26, Township 14 North, Range 19 East of the Boise Meridian and more specifically located at the north terminal end of Hot Springs Road in Challis, Custer County, State of Idaho. The Custer County Assessor identified the Subject Property as Part of Lot 8 Sec 23 T14N R19E, Tract 05-94 Sec 23 T14N R19E, NW4NW4 Sec 25 T14N R19E, and Lot 1 Sec 26 T14N R19E and comprised four parcels totaling 104.2 acres located in a rural residential area northeast of Challis. At the time of site reconnaissance, Challis Hot Springs (a campground with a geothermal pool) operated from the Subject Property.

This assessment has revealed no RECs, CRECs, or significant data gaps in connection with the Subject Property. However, the sewage lagoon currently in use on the Subject Property is not an acceptable system and needs to be replaced. In ATLAS’s opinion, RVs use chemicals to suppress odors in the holding tank and therefore, waste from the RV hookups and the dump station should no longer be discharged to the onsite sewage lagoon. In addition, the existing lagoon does not meet current requirements for sanitary sewage from the manufactured home, main house, and pool restrooms.

Based on information collected from the Phase I ESA, ATLAS does not recommend further investigation at this time.

REPORT SUMMARY			
Section	No RECs	REC	Recommendations
Data Gaps	√		
Current/Historical Uses of the Subject Property	√		
Current/Historical Use of the Adjoining Properties	√		
Specialized Knowledge	√		
Standard Environmental Records Sources	√		
Historical Research	√		
Hazardous Substances and Petroleum Products	√		
Drums	√		
Staining	√		
ASTs	√		
USTs	√		
Solid Waste Disposal	√		
Stressed Vegetation	√		
Pits, Ponds, And Lagoons	√		
Wells	√		
Septic Systems	√		
Discharge Features	√		

As noted in the warranty section, this report is limited to the information available or known to ATLAS as of the date of the report. If any additional information becomes available, it will be forwarded to you for your evaluation.

INTRODUCTION

General

This Phase I Environmental Site Assessment (ESA) report summarizes the findings and conclusions associated with the Salmon River Property Acquisition, which is located at 5025 Hot Springs Road, Challis, Idaho.

Purpose

The purpose of this ESA was to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) in connection with the Subject Property at the time of the site reconnaissance. This report documents the findings, opinions, and conclusions of the ESA.

Scope of Services

This ESA was conducted in accordance with the ASTM Standard Practice E1527-21, consistent with a level of care and skill ordinarily practiced by the environmental consulting profession currently providing similar services under similar circumstances. Significant additions, deletions, or exceptions to ASTM Standard Practice E1527-21 are noted below or in the applicable sections of this report. The table below summarizes the scope of this ESA, including additional services for conditions beyond the scope of ASTM Standard Practice E1527-21, if authorized by Client. Additional details may be found in the References and Scope of Work sections.

ESA SCOPE OF WORK
Evaluation of physical setting characteristics
Usage of Subject Property and adjoining properties
Interviews regarding current Subject Property usage and conditions
Review of federal, state, and local government records

Significant Assumptions

The assumptions made by the Environmental Professional in this report were not considered to have a significant impact on the determination of recognized environmental conditions in connection with the Subject Property.

Limitations

ATLAS has prepared this ESA report using reasonable efforts to identify RECs, CRECs, and HRECs associated with hazardous substances or petroleum products in, on, or at the Subject Property. Findings contained within this report are based on information collected from observations made on the day(s) of the site reconnaissance and from reasonably ascertainable information obtained from certain public agencies and other referenced sources. The ASTM Standard Practice E1527-21 recognizes inherent limitations for ESAs, including, but not limited to:

- **Uncertainty Not Eliminated** - An ESA cannot eliminate uncertainty regarding the potential for RECs in connection with the Subject Property.
- **Not Exhaustive** - An ESA is not an exhaustive investigation of environmental conditions on the Subject Property.
- **Past Uses of the Subject Property** - ESA requirements only require review of standard historical sources at five-year intervals. Therefore, past uses of Subject Property at less than five-year intervals may not be discovered.

Users of this report should refer to ASTM Standard Practice E1527-21, References, Terminology and Scope of Work for further information regarding limitations to the scope of this project.

This report is not definitive and should not be assumed to be a complete and/or specific definition of all conditions above or below grade. Current subsurface conditions may differ from the conditions determined by surface observations, interviews, and reviews of historical sources. The most reliable method of evaluating subsurface conditions is through intrusive techniques, which are beyond the scope of this report. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other Subject Property construction purposes. Any use of this report by any party, beyond the scope and intent of the original parties, shall be at the sole risk and expense of such user.

Atlas makes no representation or warranty that the past or current operations at the Subject Property are, or have been, in compliance with all applicable federal, state, and local laws, regulations and codes. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated. Regardless of the findings stated in this report, Atlas makes no warranty that the Subject Property is free from existing or threatened pollution, and Atlas is not responsible for consequences or conditions arising from facts not fully disclosed to Atlas during the assessment.

An independent data research company provided the government agency database referenced in this report. Information on surrounding area properties was requested for approximate minimum search distances and is assumed to be correct and complete unless contradicted by Atlas's observations or other credible referenced sources reviewed during the assessment. Atlas shall not be liable for any such database firm's failure to make relevant files or documents properly available, to properly index files, or otherwise to fail to maintain or produce accurate or complete records.

Atlas makes no warranty, guarantee or certification regarding the quality, accuracy or reliability of any prior report provided to Atlas and discussed in this ESA report.

Atlas expressly disclaims all liability for any errors or omissions contained in any prior reports provided to Atlas and discussed in this ESA report.

Atlas is not a professional title insurance or land surveyor firm and makes no guarantee, express or implied, that any land title records acquired or reviewed in this report, or any physical descriptions or depictions of the Subject Property in this report, represent a comprehensive definition or precise delineation of Subject Property ownership or boundaries.

The "Environmental Professional Statement" in this report does not "certify" the findings contained in this report and is not a legal opinion of such Environmental Professional. The statement is intended to document Atlas's opinion that an individual meeting the qualifications of an Environmental Professional was involved in the performance of the assessment and that the activities performed by, or under the supervision of, the Environmental Professional were performed in conformance with the standards and practices set forth in 40 CFR Part 312 per the methodology in ASTM Standard Practice E1527-21 and the scope of work for this assessment.

Per ASTM Standard Practice E1527-21, Section 6, User Responsibilities, the User of this assessment has specific obligations for performing tasks during this assessment that will help identify the possibility

of RECs in connection with the Subject Property. Failure by the User to fully comply with the requirements may impact their ability to use this report to help qualify for Landowner Liability Protections (LLPs) under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). Atlas makes no representations or warranties regarding a User's qualification for protection under any federal, state, or local laws, rules, or regulations.

In accordance with the ASTM Standard Practice E1527-21, this report is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the Subject Property (or, for transactions not involving an acquisition, such as a lease or refinance, the date of the intended transaction). The dates of the components presented in 4.6.2(i), (iii), (iv), and (v) for interviews, review of government records, visual inspections, and declaration by environmental professional, shall be identified in the report. Completion of searches for recorded environmental cleanup liens (4.6.2(ii)) is a user responsibility; however, if the user has engaged the environmental professional to conduct these searches, then that date shall also be identified in the report. Reports older than one year may not meet the ASTM Standard Practice E1527-21 and therefore, the entire report must be updated to reflect current conditions and Subject Property-specific information.

SHELF-LIFE SUMMARY	
ASTM E1527-21 Section 4.6(i)-(v)	INQUIRY/COMPLETION DATE
Interviews (owners, operators, occupants)	July 6, 2022
Review of Government Records	May 14, 2022
Visual Inspections	June 21, 2022
Searches for environmental cleanup liens ¹	N/A
Declaration by the Environmental Professional	July 11, 2022
Report Viability Date (18-days prior to acquisition ²) ¹	November 10, 2022

¹Completion of searches for recorded environmental cleanup liens (4.6.2(ii)) is a User Responsibility; however, if the User has engaged the Environmental Professional to conduct these searches, then that date shall also be identified in the report.

²An environmental site assessment meeting or exceeding this practice is presumed to be valid when it is completed less than 180 days prior to the date of acquisition of the Subject Property (or, for transactions not involving an acquisition, the date of the intended transaction). Under "All Appropriate Inquiries" 40 C.F.R Part 312, EPA defines the date of acquisition as the date on which a person acquires title to the property.)

As per the Client's instructions, ATLAS did not perform any additional screenings, investigations, surveys, or assessments, such as the following: radon, asbestos-containing material, lead-based paint, lead-in-drinking water, wetland, PCB sampling, regulatory compliance, ecological/natural resources or impacts, endangered species, indoor air quality, cultural and historical resources, industrial hygiene, health and safety, or high-voltage power lines.

User Reliance

The User understands and agrees this document is copyrighted, ATLAS is the copyrighted owner, and unauthorized use or copying this document is strictly prohibited without the express written permission of ATLAS. The User understands ATLAS may withhold such permission at its sole discretion or grant such permission upon such terms and conditions as it deems acceptable, such as the execution of a Hold Harmless Agreement or the payment of a re-use fee. Third parties may obtain a "Letter of Reliance" or "Read and Rely" letter from ATLAS if agreed to by the User.

This ESA report is prepared for the exclusive use and reliance of Idaho Department of Parks and Recreation; use or reliance by any other party is prohibited without the written authorization of Idaho Department of Parks and Recreation and ATLAS.

Reliance on the ESA by the client and other authorized parties will be subject to the terms, conditions and limitations stated in the proposal, and ATLAS's Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of ATLAS's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-21 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-21.

SUBJECT PROPERTY

Subject Property Location and Legal Description

The Subject Property was located in portions of Sections 23, 25 and 26, Township 14 North, Range 19 East of the Boise Meridian and more specifically located at the north terminal end of Hot Springs Road in Challis, Custer County, State of Idaho. The Custer County Assessor identified the Subject Property as Part of Lot 8 Sec 23 T14N R19E, Tract 05-94 Sec 23 T14N R19E, NW4NW4 Sec 25 T14N R19E, and Lot 1 Sec 26 T14N R19E. Additional information describing the Subject Property is included in the appendix of this report.

Subject Property and Vicinity Characteristics

The Subject Property comprised four parcels totaling 104.2 acres. The Custer County Assessor provided the following information pertaining to the Subject Property:

- 1) The property owner was Hammond Hot Springs LLC.
- 2) The parcel numbers were RP14N19E239011, RP14N19E239050, RP14N19E253001, and RP14N19E260010.
- 3) Parcel zoning was agricultural and transitional agriculture.

Vegetation consisted of grass lawns and mature trees with landscaped areas in the vicinity of the developed areas of the Subject Property. Access to the site was gained from the two-lane, gravel-paved Hot Springs Road, which allowed access from the southeast corner of the Subject Property, that was located within a rural residential area northeast of Challis.

Current Uses of the Subject Property

At the time of site reconnaissance, Challis Hot Springs (a campground with a geothermal pool) operated from the Subject Property.

Descriptions of Structures, Roads, and Other Improvements on the Subject Property

Improvements associated with the original homestead and hot springs are located on the northern portion of the Subject Property and include the following:

- Main house: an approximate 3,700 square-foot, two story residence that was constructed as a residence/hotel in 1880, and in the 1970s operated as a bed & breakfast (B&B). The structure is no longer used as a hotel or B&B and contains the campground check-in and public restroom. The structure is heated with propane.
- Manufactured home: an approximate 1,750 square-foot private residence built in 2004, geothermally heated.
- Octagon building: approximate 850 square-foot structure built in 1980, geothermally heated. The structure is occasionally rented for private gatherings and contains a bathroom, kitchen, and area utilized for seating.
- Barn: approximately 750 square-feet with a loft and 350 square-foot lean-to, constructed in the late 1800s.
- Former blacksmith building: approximately 1,000 square-feet, open-air log construction, utilized for storage of lawn care equipment.
- Shower/restroom building: approximately 400 square-feet, concrete masonry unit (CMU) construction with metal roof.

- Main pool changing rooms: approximately 350 square-feet, wood construction with board and batten siding and metal roof.
- Main pool entry/mechanical: approximately 550 square-feet, wood construction with board and batten siding and metal roof.
- Hot pool entry/changing room: approximately 350 square-feet, wood construction with board and batten siding and metal roof.
- Main hot springs pump house: approximately 90 square-feet, wood construction with metal roof
- Secondary hot springs pump house: approximately 30 square-feet, wood construction with metal roof
- Pump House: approximately 30 square-feet, wood construction with metal roof.
- Campground: constructed in the 1960s with electrical hookups and water added in 2015, contains 38 recreational vehicle (RV) sites and 21 tent sites.

The Subject Property is serviced by an onsite well and septic system. The potable water well was installed in 1972 at a depth of 40 feet, and services the swimming pool, RV dump station, and RV sites. The geothermal spring (non-potable water) serves the swimming pool, shower/restroom building, and heat for the octagon building and manufactured home. Irrigation is provided by placing pumps in the Salmon River. Two cisterns in the campground area provide water to the main house, manufactured home, and octagon building. The onsite septic system currently consists of a vault on the south side of the manufactured home with pumps that feed into a sewage lagoon on the north end of the Subject Property.

Current Use of Adjoining Properties

The adjacent site to the north is occupied by the Salmon River and Pahsimeroi Mountains. The adjacent site to the east is occupied by the Pahsimeroi Mountains. The adjacent site to the south is occupied by a rural residence with associated agricultural land. The adjacent site to the west is occupied by the Salmon River and an undeveloped island.

USER PROVIDED INFORMATION

Under the standards as outlined in the ASTM E1527-21 the User of the Phase I ESA has certain responsibilities regarding notification to the preparer of the report. Specifically, the User must notify the preparer of the report of any environmental liens encumbering the Subject Property or any specialized knowledge or information about previous ownership or uses of the Subject Property that may be material to identifying RECs.

Title Records

The Client did not request nor provide a chain-of-title as part of the scope of this Phase I ESA. ATLAS evaluated prior land use of the Subject Property by reviewing reasonable ascertainable public records and personal interviews.

Environmental Liens or Activity and Use Limitations

The User provided no information regarding property environmental liens or activity and use limitations (AULs).

Specialized Knowledge

The Client/User did not provide ATLAS with any specialized knowledge regarding RECs associated with the Subject Property.

Commonly Known or Reasonably Ascertainable Information

The Client/User did not report any commonly known or reasonably ascertainable information that is considered a REC in connection with the Subject Property.

Valuation Reduction for Environmental Issues

The User provided no information regarding a significant valuation reduction for environmental conditions associated with the Subject Property.

Owner, Property Manager, and Occupant Information

Information provided by the property owner, property manager, or occupant did not indicate a REC in connection with the Property.

Reason for Performing the Phase I Environmental Site Assessment

ATLAS's understanding is that the Property is being sold by Hammond Hot Springs LLC. This Phase I ESA fulfills one requirement of the innocent landowner defense to CERCLA liability.

User Provided Documentation

The Client/User provided a Salmon River Property Acquisition Analysis performed by the Idaho Department of Parks & Recreation Development Bureau to ATLAS for review.

RECORDS REVIEW

The purpose of the records review is to obtain and review potentially useful information that will help identify RECs in connection with the Subject Property.

Standard Environmental Record Sources, Federal, and State

The review of the available federal and state environmental information included those properties or incident reports within an area not smaller than the ASTM 1527-21 minimum search distance (radius). The records review indicates the following summary of state and federal environmental data, which identifies potential environmental problem sites and other activities from the records of the State of Idaho and the United States Environmental Protection Agency (US EPA):

STANDARD ENVIRONMENTAL RECORD SOURCES REVIEWED	APPROXIMATE MINIMUM SEARCH DISTANCE IN MILES (KM)	IDENTIFIED ON PROPERTY
Federal NPL site list	1.0 (1.6)	No
Federal delisted NPL site list	0.5 (0.8)	No
Federal CERCLIS list	0.5 (0.8)	No
Federal CERCLIS NFRAP site list	0.5 (0.8)	No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	No
Federal RCRA TSD facilities list	0.5 (0.8)	No
Federal RCRA (small and large quantity) generators list	Subject Property and adjoining properties	No
Federal institutional/engineering control registries	Subject Property only	No
Federal ERNS list	Subject Property only	No
State or tribal lists of hazardous waste sites identified for investigation or remediation (NPL and CERCLIS equivalents)	NPL equivalent – 1.0 (1.6) CERCLIS equivalent – 0.5 (0.8)	No No
State or tribal landfill and/or solid waste disposal site lists	0.5 (0.8)	No
State or tribal leaking UST lists	0.5 (0.8)	No
State or tribal registered UST lists	Subject Property and adjoining properties	No
State or tribal institutional/engineering control registries	Subject Property only	No
State or tribal voluntary cleanup sites	0.5 (0.8)	No
State or tribal Brownfield sites	0.5 (0.8)	No

I. STATE OF IDAHO ASTM DATABASE INFORMATION

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. State Priority List 2. Leaking Underground Storage Tank Facility List 3. Solid Waste Landfill Capacity Inventory 4. Underground Storage Tank Facility List 5. Voluntary Cleanup Sites 6. Brownfield Sites | <p>State of Idaho uses US EPA CERCLIS List</p> <ul style="list-style-type: none"> 00 LUST sites within a 0.5 Mile Radius. 00 SWF sites within a 0.5 Mile Radius. 00 UST sites within a 0.25 Mile Radius. 00 Voluntary cleanup sites within a 0.5 Mile Radius 00 Brownfield sites within a 0.5 Mile Radius. |
|---|---|

II. FEDERAL ASTM DATABASE INFORMATION

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. National Priorities List (NPL) 2. Delisted NPL 3. Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) / CERCLIS NFRAP 4. Resource Conservation and Recovery Act (RCRA) Corrective Action Report 5. RCRA small- and large-quantity generators 6. RCRA Treatment, Storage, and Disposal (TSD) | <ul style="list-style-type: none"> 00 NPL sites within a 1.0 Mile Radius. 00 delisted NPL sites within a 0.5 Mile Radius. 00 CERCLIS / CERCLIS NFRAP sites within a 0.5 Mile Radius. 00 CORRACTS sites within a 1.0 Mile Radius. 00 RCRA facilities within a 0.25 Mile Radius. 00 RCRA-TSD facilities within a 0.5 Mile Radius. |
|---|---|

The regulatory agency database report discussed in this section, provided by Environmental Risk Information Services (ERIS), was reviewed for information regarding reported use or release of hazardous substances and petroleum products on or near the Subject Property. Unless otherwise noted, the information provided by the regulatory agency database report and other sources referenced in this report, were considered sufficient for REC, CREC, HREC or *de minimis* condition determinations without conducting supplemental agency file reviews. ATLAS also reviewed the "unmappable" (also referred to as "unplottable") listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence but are potentially in the general area of the Subject Property, based on the partial street address, city, or zip code. Unmappable sites that were identified by ATLAS as being within the approximate minimum search distance from the Subject Property, based on the site reconnaissance and/or cross-referencing to mapped listings, are included in the discussion within this section. The complete regulatory agency database report may be found in the appendix.

Two listings were identified on the Subject Property in the ERIS Database Report. Each listing was associated with the Mineral Resource Data System, which includes a collection of reports describing mineral resources throughout the world. The Subject Property has a geothermal source that is currently being utilized as a hot spring pool. In addition, a prospective gravel pit listing was depicted on the Subject Property.

Based on distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the sites listed in the ERIS Database Report are considered to represent a likely past, present, or material threat of release in, on, or at the Subject Property. Additionally, given the physical setting characteristics of the Subject Property and surrounding area, supplemental agency file reviews were not warranted to verify the database report information.

Additional Environmental Records Sources

ATLAS determined that the review of the above standard environmental record sources was sufficient; therefore, no additional environmental record sources were examined.

Physical Setting and Source(s)

The subject Property was located in the Salmon River Valley in central Idaho. This mountainous region is underlain by Precambrian and Paleozoic sedimentary and low-grade metamorphic rocks, including quartzites, phyllites, dolomites, and argillites, deposited in shallow seas. These units were heavily faulted and weakly metamorphosed by the intrusion of the granitic Idaho Batholith in the Cretaceous period 100-75 million years ago (Ma). Much of these units were covered over by the eruption of the Challis Volcanics in the Eocene epoch 51-44 ma, consisting of rhyodacitic to basaltic lava flows, tuffs and volcanic breccias, pyroclastic debris, and andesitic intrusions. Most recently, in the Quaternary period, rivers incised into these volcanic materials, creating deep valleys following the trends of past faulting. Based on McIntyre and Hobbs (1997), the subject Property was underlain by "Alluvial-fan deposits (Pleistocene)," a unit consisting of subangular to subrounded boulders, cobbles, and pebbles, mixed with sand, silt and clay. These materials are deposited in coalescing fans in major basins along fault blocks. These fans are dissected by current streams.

The soil types on the Subject Property were identified as Biglost-Copperbasin complex, Farvant-Sactus-Dawtonia complex, Lemroi-Leecreek complex, and Wiskisprings-Biglost complex. Brief soil descriptions for each type of soil is presented below.

- Biglost component – parent material consists of alluvium found on flood plains and valleys and is characterized as a very deep, well-drained soil. This component is frequently flooded.
- Copperbasin component - parent material consists of alluvium found on flood plains and valleys and is characterized as a very deep, somewhat poorly drained soil. This component is occasionally flooded.
- Farvant component - parent material consists of colluvium over residuum weathered from tuff and is characterized as a shallow (to bedrock), well-drained soil.
- Sactus component - parent material consists of colluvium over bedrock derives from igneous rock and is characterized as a very shallow (to bedrock), well-drained soil.
- Dawtonia component - parent material consists of mixed alluvium and/or colluvium and is characterized as a very deep, well-drained soil.
- Lemroi component - parent material consists of mixed alluvium found on flood plains and is characterized as a very deep, poorly drained soil. This component is occasionally flooded.
- Leecreek component - parent material consists of alluvium found on flood plains and is characterized as a very deep, poorly drained soil. This component is occasionally flooded.
- Wiskisprings component - parent material consists of mixed alluvium and is characterized as a very deep, poorly drained soil. This component is frequently flooded.

The Subject Property was located in the Salmon River Valley and located immediately adjacent to the east of the Salmon River. Based on regional groundwater gradient, topography, and local surface water flow the overall groundwater gradient in this area is northwest to north, towards the Salmon River. Well Drillers Reports, obtained from the Idaho Department of Water Resources (IDWR) indicated static water level range between 5.0 to 18.0 feet below ground surface (bgs) in wells in the vicinity of the Subject Property.

Historical Use Information

ATLAS reviewed historical sources to assess previous land uses or occupancies on the Subject Property and surrounding properties likely to have contributed to RECs in connection with the Subject Property. ATLAS reviewed the ASTM listed record sources that were reasonably ascertainable, and likely to be useful, including, the following: (1) aerial photographs, (2) fire insurance maps, (3) city street directories, (4) USGS topographic maps, (5) property tax files, (6) recorded land title records, (7) building department records, and (8) zoning / land use records.

Aerial Photographs

ATLAS reviewed aerial photographs for the Subject Property and surrounding area from ERIS. No RECs were indicated by our review of the aerial photographs, and a copy of the aerial photography is included in the appendix of this report. The following table summarizes the research:

AERIAL PHOTOGRAPHS		
DATE	SUBJECT PROPERTY	SURROUNDING PROPERTIES
1947	The Subject Property was depicted with several structures in the vicinity of the original homestead house, including the main house, barn, swimming pool, pool house and other outbuildings. A small branch of the Salmon River entered the Subject Property along the northern property boundary, splitting into two additional forks. The fork to the east followed along the base of the mountains and Hot Spring	The photograph depicted the Pahsimeroi Mountains to the north and east, undeveloped land to the south, and the Salmon River and undeveloped land to the west.

AERIAL PHOTOGRAPHS		
DATE	SUBJECT PROPERTY	SURROUNDING PROPERTIES
	Road, forming a pond near the southeast corner of the Subject Property before exiting to the south. The fork to the west terminated at a pond near the swimming pool. An unimproved road traversed through the Subject Property from east to west, just south of the swimming pool.	
1954, 1961, 1974	The Subject Property was depicted as similar to the 1947 photograph. The pond near the southeast corner of the Subject Property was no longer depicted, with only a stream occupying the area formerly occupied by the pond.	The surrounding sites were similar to the 1947 aerial photograph.
1984	The pond near the southeast corner of the Subject Property was depicted. In addition, a pond consistent with the location of the current sewage lagoon was observed near the northeast corner of the Subject Property. The unimproved road traversing the Subject Property south of the swimming pool had extended to the north along the Salmon River, to allow for camping.	A residence had been constructed to the south.
1992 - 2019	Two additional structures, the manufactured home and the octagon building were depicted in the photograph.	The surrounding sites were similar to the 1984 aerial photograph.

Fire Insurance Maps

The fire insurance maps did not provide coverage for the Subject Property.

Local Street Directories

ATLAS reviewed the City Directory Report for the Subject Property and surrounding properties from ERIS. City street directories did not provide coverage prior to 2016 for the area. Challis Hot Springs was listed in the 2016 and 2020 digital business directory. The adjacent site to the south was listed as residential. No RECs were indicated by our review of the city street directories and a copy of the report is included in the appendix of the report.

USGS Topographic Map(s)

ATLAS reviewed topographic maps for the Subject Property and surrounding area from the United States Geological Survey (USGS). No RECs were indicated by our review of the topographic maps and a copy of the 1984 map is included in the appendix of this report. The following table summarizes the research:

TOPOGRAPHIC MAPS		
DATE	SUBJECT PROPERTY	SURROUNDING PROPERTIES
1956 (revised 1960)	Beardsley Hot Springs and a gravel pit were depicted on the Subject Property, which was located in Round Valley, between the Salmon River Mountains and the Pahsimeroi Mountains. Two structures were depicted near the spring, on the northern portion of the Subject Property.	The Salmon River was depicted along the western property boundary. The Pahsimeroi Mountains of the Lost River Range were depicted to the east and the Salmon River Mountains were depicted to the north and west. The City of Challis was immediately west of the Subject Property.
1956 (revised 1970)	The Subject Property was similar to the previous map.	The surrounding properties were similar to the previous map.

TOPOGRAPHIC MAPS		
DATE	SUBJECT PROPERTY	SURROUNDING PROPERTIES
1984 (revised 1989)	Challis Hot Springs occupied the northern portion of the Subject Property, and six structures were depicted along with a trailer park. The ravel pit was no longer depicted along Hot Springs Road.	The surrounding properties were similar to the previous maps.
2020	Challis Hot Springs was depicted on the northern portion of the Subject Property, and marsh/swamp areas were depicted in several areas of the Subject Property that had not been previously designated as such.	Marsh or swamp areas were depicted in the general vicinity along the Salmon River.

Property Tax Files

ATLAS did not review property tax files as a part of this assessment.

Recorded Land Title Records

Review of Recorded Land Title Records were not included in the scope of services of this Phase I ESA. ATLAS determined prior use of the Subject Property by review of reasonably ascertainable public records and interviews.

Building Department Records

Building Department Records were not reviewed during this Phase I ESA. ATLAS determined prior use of the Subject Property by review of reasonably ascertainable public records and interviews.

Zoning and Land Use Records

ATLAS reviewed various land record sources including the Custer County Assessor’s office and 1940 Metsker’s Atlas. The Custer County Assessor’s website indicated that the Subject Property consisted of four parcels totaling 104.2 acres. In addition, the Ada County Assessor’s website indicated that the original residence on the Subject Property was approximately 3,828-sqaure-foot and constructed in 1910. Additional buildings include an 884-square-foot octagon structure constructed in 1985, and an 1,800-square-foot manufactured home constructed in 2004. Improvement details were not listed for the remaining structures on site. The Metsker’s Atlas identified the owner of the Subject Property as Isabel Hammond, and depicted four parcels, totaling 104.2 acres that included Beardsley Hot Spring.

Historical Use Information on the Property

The Property was historically used for rural residential and agricultural purposes with an associated farmhouse that was built in 1880. A recreational hot spring was reported as early as 1940. No RECs were noted during the historical records review.

Historical Use Information on Adjoining Properties

Historical use information for adjacent properties rural residential and agricultural land.

SITE RECONNAISSANCE

The objective of site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the Property.

Methodology and Limiting Conditions

Reconnaissance consisted of walking the Subject Property in a matrix to provide overlapping view of land use conditions. Photographic documentation of pertinent recognized environmental conditions, improvements, and adjacent properties are included in the appendix. At the time of the reconnaissance, the Subject Property and surrounding land was accessible.

General Site Setting

At the time of site reconnaissance, ATLAS observed the Subject Property was occupied by Challis Hot Springs and included campground and swimming pool facilities. The campground consisted of thirty-eight (38) RV sites with 30- and 50-amp electrical service and water connections and twenty-one (21) tent sites. Two camp host sites were located along the south side of Challis Hot Spring Road, to the west of the barn. These sites had water and power and are connected to the septic system. A sewage dump station was located on the north side of Challis Hot Spring Road, across from the camp host sites. An undeveloped group camping area was on the south side of Challis Hot Spring Road, south of the camp host sites.

Hazardous Substances and Petroleum Products

Hazardous substances were not observed during the reconnaissance of the Subject Property.

Unidentified Substances

Unidentified substances were not observed during the reconnaissance of the Subject Property.

Storage Tanks

Evidence of storage tanks was not observed during the reconnaissance of the Subject Property.

Odors

Odors were not discovered during the reconnaissance of the Subject Property, including in the vicinity of the sewage lagoon.

Pools of Liquid

Pools of liquid were not observed during the reconnaissance of the Subject Property.

Drums

Drums were not observed during the reconnaissance of the Subject Property.

Staining

Staining was not observed during the reconnaissance of the Subject Property.

ASTs

Evidence of aboveground storage tanks was not observed during the reconnaissance of the Subject Property.

Lack of Secondary Containment

Since no evidence of aboveground storage tanks was observed during the site reconnaissance, secondary containment is not applicable to the Subject Property.

USTs

Evidence of underground storage tanks was not observed during the reconnaissance of the Subject Property.

PCBs

Three pole-mounted transformers, owned and operated by Salmon River Electric, were located along Challis Hot Spring Road, near the camp host sites. The transformers appeared in good condition with no sign of corrosion or leakage.

Solid Waste Disposal

There was no evidence observed of waste disposal on the Subject Property. Refuse generated onsite was disposed of in trash cans and removed by a private collection company.

Surface Water Observations

The Subject Property was located in an area prevalent with natural springs. A spring on the adjacent site to the south supplies water to a pond located on the southeast parcel, that travels to the northwest towards the Salmon River. In addition, a geothermal spring located on the subject Property surfaces near the swimming pool structure and flows toward the northwest towards the Salmon River. Storm water accumulating on the Property infiltrates surface soils.

Exterior Observations

The following subsections list the observations noted during the site reconnaissance specific to the accessed exterior spaces on the Subject Property.

Stressed Vegetation

Stressed vegetation was not observed during the reconnaissance of the Subject Property.

Pits, Ponds, and Lagoons

An unlined sewage lagoon was observed near the northern end of the Subject Property. According to Mike Williams, the Site Manager, the lagoon was installed in the late 1970s and services the RV dump station, camp host sites, shower/restroom building, main house, octagon building, and manufactured home.

Wells

Two wells were observed during the reconnaissance of the Subject Property. An eight-inch diameter domestic well installed in 1972, to a depth of 40 feet, resides near the campground and services the RV sites, RV dump station, and swimming pool. A second well was observed near the barn and was reportedly abandoned at the time of drilling and never used. If any wells or well structures that are not to remain in use are discovered during the development of the Property, they should be abandoned in accordance with the Administrative Rules of the Idaho Water Resource Board Well Construction Standards Rules IDAPA 37, Title 03, Chapter 09, Rule 25.

Although the Subject Property is served by a private well, the current well does not meet current public drinking water standards for a Small, Transient Public Water System which will require approval from the DEQ. This is not considered a REC in connection with the Subject Property.

Septic Systems

The Subject Property was served by a private septic system connected to a sewage lagoon located at the north end of the Subject Property, between the hillside and a stream. Waste from the RV dump station, camp host sites, shower/restroom building, main house, octagon building, and manufactured home are pumped to a vault on the south side of the manufactured home prior to being ground and pumped to the lagoon. At the time of the site reconnaissance, there was no indication the lagoon had failed to contain the liquid waste.

The sewage lagoon currently in use on the Subject Property is not an acceptable system and needs to be replaced. RVs use chemicals to suppress odors in the holding tank and therefore, waste from the RV hookups and the dump station should no longer be discharged to the onsite sewage lagoon. In addition, the existing lagoon does not meet current requirements for sanitary sewage from the manufactured home, main house, and pool restrooms. This is not considered a REC in connection with the Subject Property.

Discharge Features

Discharge features were not observed during the reconnaissance of the Subject Property.

Soil Contamination

Evidence of soil contamination was not observed during the reconnaissance of the Subject Property, and soil contamination was not reported by the Idaho Department of Environmental Quality (DEQ).

Groundwater Contamination

Evidence of groundwater contamination was not observed during the reconnaissance of the Subject Property, and groundwater contamination was not reported by the Idaho DEQ.

Use of Pesticides

Evidence of pesticide usage was not observed during the reconnaissance of the Subject Property. Since the Property has been used for agricultural purposes, ATLAS presumed that there was a historical use of pesticides on the Property, and it is possible that residual levels of agricultural chemicals exist on the Subject Property. However, Legal Appendix X1.1.4.3.4 of ASTM E1527-21 provides the basis that pesticides applied in accordance with labeling requirements or typical routine application to row crops are an exception from the REC definition. ATLAS has found no evidence that agricultural chemicals were applied in noncompliance to labeling requirements, or stored in large quantities, spilled, transported, or formulated on the Subject Property. Furthermore, the organic layer and soil within the "plow zone" (typically 1-2 feet and up to 3-4 feet) where residual levels of pesticides would remain will be removed for geotechnical engineering purposes at the time of development. As of the printing of this report, there was no evidence that past usage of pesticides, herbicides, or other agricultural chemicals were mixed, formulated, or disposed of at the Property.

Vapor Intrusion

Migrating contaminated groundwater is not a concern up groundwater gradient from the Subject Property, and vapor intrusion is not likely to occur from the Subject Property.

Interior Observations

The following subsections list the observations noted during the site reconnaissance specific to the accessed interior spaces on the Subject Property.

Oil Water Separators (Interior)

Floor drains or catchments were not observed during the reconnaissance of the Subject Property.

INFORMATION FROM INTERVIEWS

Interview with Owner/Occupant

The Subject Property owner, Ms. Lorna Hammond, was interviewed using the standard ATLAS Questionnaire, which is modeled after the Transaction Screening Questionnaire from ASTM E 1528-14. A copy of the completed questionnaire is included in the appendix of this report. No RECs were reported or identified in connection with the Subject Property from the completed questionnaire.

Interview with Site Manager

The site manager, Mr. Mike Williams, was interviewed at the time of the site reconnaissance. No RECs were reported or identified in connection with the Subject Property during the interview.

Interview with Others

No other persons were interviewed during this assessment.

DATA GAPS

ATLAS attempted to identify all obvious uses of the Subject Property since the first developed use, or back to 1940, whichever was earlier. Despite good faith efforts to determine historical use of the Subject Property, 1880 was the earliest date that ATLAS obtained information regarding property use. Historical data prior to 1880 was not reasonably ascertainable; therefore, a data failure exists for the Subject Property. It is ATLAS's opinion that this does not represent a significant data gap, and therefore, does not impact ATLAS's ability to recognize a REC in connection with the Subject Property.

DEVIATIONS

During our performance of this Phase I ESA, ATLAS did not deviate from ASTM E1527-21.

NON-SCOPE CONSIDERATIONS

There may be additional environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM E1527. Some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or of nearby properties that are not included in the CERCLA definition of hazardous substances (42 USC § 9601 (14)) or that do not otherwise present potential CERCLA liability. As per the Client's instructions, ATLAS did not perform any additional screenings, investigations, surveys, or assessments for the Subject Property, such as the following: radon, asbestos-containing material, lead-based paint, lead-in-drinking water, wetland, PCB sampling,

regulatory compliance, ecological/natural resources or impacts, endangered species, indoor air quality, cultural and historical resources, industrial hygiene, health and safety, or high-voltage power lines.

FINDINGS, OPINIONS, CONCLUSIONS

ATLAS has conducted a Phase I ESA in conformance with the scope and limitations of ASTM International, E1527-21 of 5025 Hot Springs Road, Challis, Idaho, the Subject Property. Any exception to, or deletions from, this practice are described in the Limitations and Exceptions of Assessment section of this report.

This assessment has revealed no RECs, CRECs, or significant data gaps in connection with the Subject Property. Based on information collected from the Phase I ESA, ATLAS does not recommend further investigation at this time.

REFERENCES

A&E Engineering, Inc., Salmon River Property Acquisition, dated May 14, 2021.

ASTM International, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E1527-21. November 2021.

ERIS City Directory, Order Number 22051301516, dated May 18, 2022.

ERIS Database Report, Order Number 22051301516, dated May 14, 2022.

ERIS Fire Insurance Maps, Order Number 22051301516, dated May 14, 2022.

ERIS Historical Aerials, Order Number 22051301516, dated May 17, 2022.

ERIS Physical Setting report, Order Number 22051301516, dated May 14, 2022.

Idaho Association of County Assessor's Parcel Map Gallery, <https://maps.idahoparcels.us>.

Idaho Department of Parks & Recreation Development Bureau, Salmon River Property Acquisition Analysis.

Metsker's Maps, <http://www.historicmapworks.com/>

Mcintyre, D. H. and Hobbs, S. W. (1997) Geologic Map of the Challis Quadrangle, Custer and Lemhi Counties, Idaho. US Geological Survey, Geologic Quadrangle Map GQ-1599, 1:62,500.

U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey Database, <http://websoilsurvey.sc.egov.usda.gov>.

U.S. Geological Survey (USGS), 7.5 Minute Topographic map Challis, Idaho, dated 1956 (revised 1960 and 1970), 1984 (revised 1989), and 2020.

*Architectural/Engineering
Inspection*



SALMON RIVER PROPERTY ACQUISITION ANALYSIS

SUMMARY:

This acquisition is an amazing opportunity to preserve an outstanding property with great recreation opportunities for the citizens of Idaho. The river access, flat plain and hillside provide a diverse landscape with scenic vistas. The hot spring is a tremendous tourist draw to the area that locals have been visiting for generations. Idaho State Park's experience in managing legacy properties would ensure continued public access to this important resource.

As an existing publicly accessed property that has been managed by private owners there are several issues that could potentially become major items if the property is transferred to state ownership. The main items are potable water access, sewage disposal, and swimming pool regulations. These items could require extensive upgrades to meet current regulations that the state would need to comply with.

PROPERTY INFORMATION:

Owner: Hammond Hot Springs LLC

Address: 5025 Hot Springs Rd, Challis, ID 83226

Parcel Number: RP14N19E239011

Legal Description: Part of Lot 8 Sec 23 T14N R19E

Zoning: TAG (Transitional Agriculture)

Size: 30.6 Acres

Parcel Number: RP14N19E239050

Legal Description: Tract 05-94 Sec 23 T14N R19E

Zoning: TAG (Transitional Agriculture)

Size: 0.5 Acres

Parcel Number: RP14N19E253001

Legal Description: NW4NW4 Sec 25 T14N R19E

Zoning: AGR

Size: 40.0 Acres

Parcel Number: RP14N19E260010

Legal Description: Lot 1 Sec 26 T14N R19E

Zoning: AGR

Size: 33.1 Acres

FLOOD ZONE:

The property contains property listed as SFHA – Special Flood Hazard Area. An area having special flood, mudflow or flood-related erosion hazards and shown on a Flood Hazard Boundary MAP (FHMB) or a Flood Insurance Rate Map (FIRM) Zone A, A0, A1-A30, AE, A99, AH, AR, AR/A, AR/AE, AR/AH, AR/A0, AR/A1-A30, V1-V30, VE or V. The FIRM Map shows the property



contains AE. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. Zone AE is the 1-percent-annual-chance (100-year) floodplain with BFEs.

Flood insurance is not required on State-Owned property that is covered under an adequate State policy of self-insurance satisfactory to FEMA. Max George, Risk Analyst, states that the state has coverage for buildings located within Flood Zones with a limit of \$5,000,000 for all buildings located within Flood Zone A or any zone with an A prefix.

Building within the flood zone: This may require raising the structure to be above the Base Flood Elevation (BFE) or building with flood resistant materials and methods. Structures may also be required to be raised if any work is done that exceeds 50% of the market value of the structure. The IRC Section R326.1 and IBC Section 3109 require swimming pools and spas to comply with the International Swimming Pool and Spa Code (ISPSC). The ISPSC Section 304 includes requirements for swimming pools and spas in flood hazard areas, including a requirement to demonstrate pools and spas in floodways will not increase flood elevations. The ISPSC requires equipment serving pools and spas to be elevated to or above the DFE or anchored to prevent flotation and protected to prevent water from entering or accumulating in the components during flooding. In Chapter 9, ASCE 24 requires pool equipment to comply with the general requirements for mechanical equipment.

Sanitation regulations. Sanitation regulations typically set the standards for the location, design, and installation of water and sewer systems. Sanitation regulations may place limitations on the location of these systems in flood-prone areas to minimize contamination of potable water and discharge of sewage into floodwaters. Some states have specific health department rules that apply in flood hazard areas. IBC/ASCE 24. The IBC references ASCE 24 for the design and construction of buildings and structures. ASCE 24 Chapter 7 includes requirements for utilities and equipment attendant to buildings and structures, including provisions for sanitary systems. In addition to the broad expectation that sanitary systems must be designed to minimize or eliminate infiltration of floodwater into the systems and discharges from the systems during flooding, sanitary system storage tanks must be designed, constructed, installed, and anchored to resist at least 1.5 times the potential buoyant and other flood forces acting on the empty tank during design flood conditions.

WATER SOURCES:

Domestic Well: Static water level: 5', Depth: 40', Flow: No, Size: 8" diameter, Drilled 1972

Output: Will need to be determined to see if it can serve all needs.

Serving: Swimming Pool, RV dump station, RV sites

Testing: Quarterly with EIPH

Public Water Systems: Any water system that has as least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days out of the year.

Geothermal:

Output: Source Temperature: 119 degrees F

**Idaho Department of Parks & Recreation
Development Bureau**



Serving: Swimming Pool, Shower/Restroom Building, House, Manufactured House, Octagon Building.

Irrigation Cistern South:

Serving: Campground irrigation

Irrigation Cistern North:

Serving: Campground irrigation

Irrigation Pump:

Output: Pump in creek by walking bridge behind house

Serving: East side irrigation around houses

Water Source Issue: The main house, octagon building, manufactured home and pool shower/restroom building are only connected to the geothermal water system and have no cold-water source. The geothermal water source is not a contained system or tested and therefore not a potable water source. These locations should be posted as non-potable water. All of the buildings will need to be connected to an approved water source.

Idaho State Parks would also have to deal with how the natural water courses have been managed in the past. The natural stream is an active spawning ground and Idaho State Parks would need to obtain appropriate approvals for any modifications to the streambed.

WATER RIGHTS:

Water Right: 72-10140

Priority Date: 6/01/1883

Source: Challis Hot Springs

Beneficial Use: Commercial 2.6 CFS

Beneficial Use: Heating 0.04 CFS

Beneficial Use: Domestic 0.02 CFS

Facility Volume: 101,655 CU. FT.

Comments: Domestic use shall not exceed 13,000 gallons per day

Comments: Commercial: 2 swim pools, greenhouse; Heating & Domestic: 1 home

Water Right: 72-4041

Priority Date: 6/01/1883

Source: Unnamed Stream

Beneficial Use: Irrigation 0.03 CFS from 4/1 to 10/31

Comments: Source is also known as Hot Springs Creek

Water Right: 72-11734

Priority Date: 6/01/1929

Source: Unnamed Stream

Beneficial Use: Recreation Storage Volume 4 AFA

Comments: Recreation Storage/ Pond is stocked with fish for guest resort



Water Right: 72-7039

Priority Date: 8/07/1972

Source: Ground Water

Beneficial Use: Commercial 0.2 CFS, Volume 5 AFA

SEWER SYSTEM:

Sewage Lagoon: 0.3 Acres located at north end of property against hillside and next to stream Built in 1976. Fed from vault south of manufactured home with two pumps. Solids are ground and pumped to the lagoon.

Sewage Load:

RV Dump Station

(2) RV sewer connections

Shower/Restroom Building: 6 water closets, 4 lavatories, 2 showers

Main House: 2 full bath, 2 half baths, 1 kitchen

Octagon Building: 1 half bath, 1 kitchen

Manufactured Home: 2 full bath, 1 kitchen

Issue: The sewage lagoon is not an acceptable sewage system and will need to be replaced. RV's and the dump station used by RV's can no longer be connected to a septic system. This means that a specialized system will need to be designed for the RV connections and dump station. This system could be oversized to also accommodate the buildings, or a separate septic system could be designed to serve the buildings.

RESTROOMS PROVIDED:

The entire campground / day use facility is served by one Shower/Restroom Building. The public side is available 24 hours a day to visitors and contains: Women's: 2 water closets, 1 lavatory, 1 shower, Men's: 1 water closet, 1 urinal, 1 lavatory, 1 shower. This building serves: 38 RV sites, 21 tent sites, 12 dry camping, plus group camping area of who knows how many more people. There are no vault toilets. This fixture count is not adequate to serve the amount of people visiting the facility. This also seems very problematic as it relies on one flush toilet building for everything, what happens when the pump breaks? The other half of the Shower/Restroom Building contains the same number of fixtures but is accessed through the pool side and is therefore closed at night.

The Shower/Restroom Building is not accessible. Looking at the size and construction it does not appear that the existing structure is worth remodeling to provide an adequate amount of fixtures and renovate to be accessible. A new building would be needed as well as placing some vault toilets around the facility to serve as overflow.



GEOTHERMAL POOLS:

Swimming Pool: 30' x 100' = 260' perimeter, 3,000 square feet, Temp: 96-98 degrees F

Hot Pool: 18' x 22' = 80' perimeter, 396 square feet, Temp: 103-107 degrees F

Operation: Pools are drained each night and refill with geothermal water through the gravel in the bottom of the pools. Chlorine is used to wash the sides down to clean the pools when they are emptied but nothing is added to the water in the pools. Cold water from the well is added to the Swimming Pool to cool it down. Hot water source for pool buildings/restroom building is from geothermal cistern to South of Pools. This water feeds the sinks, toilets, and showers with no temperature regulation, no cold-water source. This source is cooler than the main geothermal cistern.

Access: The geothermal pools are open to adults age 18 and if camping under age 18.

History: The pool used to be a public pool.

Laws: Public swimming pools must be licensed, inspected and water tested. The pool must be a public pool if non-campers use the pool. So technically nobody besides those with camping reservations should be using the pool. To get a permit the pool must meet current pool regulations which it does not. The permit is \$50 a year.

Environmental Health Program

Eastern Idaho Public Health

1250 Hollipark Drive

Idaho Falls, ID 83401

208-523-5382 (Dan Wallace)

IDAPA 16.02.14 – Rules Governing Construction and Operation of Public Swimming Pools in Idaho.

- Pools over 1,800sf must be surrounded by an 8 feet wide deck, under a 4 feet wide deck
- Pools over 1,800sf must be surrounded by an 8 feet high fence, under a 4 feet high fence
- Lifeguard(s) shall be required at any public swimming pool when the numbers of bathers within the pool enclosure exceed thirty-five (35). Any pool that allows children under the age of thirteen (13) to swim without adult supervision shall have a lifeguard on duty.

Accessibility: F242.2 Swimming Pools. At least two accessible means of entry shall be provided for swimming pools. Accessible means of entry shall be swimming pool lifts, sloped entries, transfer walls, transfer systems, and pool stairs complying with regulations.

EXCEPTIONS: 1. Where a swimming pool has less than 300 linear feet of swimming pool wall, no more than one accessible means of entry shall be required provided that the accessible means of entry is a swimming pool lift complying with 1009.2 or sloped entry complying with 1009.3.

F242.4 Spas. At least one accessible means of entry shall be provided for spas.



STRUCTURES

Main House: circa 1880, is approximately 3,700 square feet with a metal roof. The structure is not built on a stone foundation and has had extensive modifications over the years. Due to the extensive modifications the structure would not qualify for inclusion in the National Historic Register.

The building was in the past operated as a bed and breakfast. The bed and breakfast was shut down due to excessive operations overhead and extensive upgrades that would be needed to make the structure code compliant as a non-owner occupied transitory occupancy. The main floor contains one guest room with its own half bath and the second floor which is accessed via exterior unenclosed stairways contains seven guest rooms. While these rooms cannot be rented out to the public as a transitory occupancy they could be used by employees. The house contains the campground check-in, a bathroom, large sitting area/library and kitchen.

Manufactured Home: 2004, approximately 1,750 square feet, three bedroom, two bath

Octagon Building: 1980, approximately 850 square feet, 1/2 bath, kitchen, wood fireplace w/ fan, only entrance is sliding door. Heat is geothermal in floor.

Barn: approximately 750 square feet, with loft and 350sf attached lean-to.

Sheds: approximately 1000 square feet, log construction

Shower Restroom Building: approximately 400 square feet, concrete masonry building with metal roof. Building divided in half with half serving campground and half opening to enclosed pool area.

Main Pool Changing Rooms: approximately 550 square feet, wood construction with board and batten siding and metal roof.

Main Pool Entry/Mechanical: approximately 550 square feet, wood construction with board and batten siding and metal roof.

Hot Pool Entry/Changing: approximately 350 square feet, wood construction with board and batten siding and metal roof.

Main Hot Springs Pump House: approximately 90 square feet, wood construction, metal roof.

Secondary Hot Springs Pump House: approximately 30 square feet, wood construction metal roof.

Pump House: approximately 30 square feet, wood construction metal roof.

CAMPGROUND

Campground constructed in 1960's. Electric hookups and water added in 2015.

38 RV Sites – 30 & 50 amp service and water hookups, fire ring, picnic table

21 Tent Sites – fire ring & picnic table



12 Dry Camps

There is plenty of additional land to add more RV and tent sites. The large area to the south is currently undeveloped group camping area. This area could be developed with another campground or remain a group camping focused area. Ultimate development of campground size will be dependent on water and sewer capacity.

IRRIGATION:

All irrigation is currently accomplished with hand lines with water from three different sources. This is a labor-intensive practice and keeps two people busy full time. An irrigation system is needed to reduce labor needed.

ACCESSIBILITY

The entire site does not contain any accessible features. There is no accessible parking, campsites, or restrooms. None of the existing buildings are accessible or have routes connecting them to accessible parking. The pool does not have accessible restrooms or an accessible means of entry.

As a state-owned entity, the site would be subject to Title II of the ADA and 28 CFR part 35. Title II requires that state and local government agencies ensure that programs and activities conducted in existing buildings are available and accessible to people with disabilities who are eligible to participate in them. This may require that structural improvements be made to older buildings, or that other methods are used to ensure equal opportunities for participation. Program access also extends to outdoor areas accessed by the public.

Per the United States Access Board – Camping Facilities and Camp Shelters: Camping facilities must provide a minimum number of camping units with mobility features based on the total number of camping units provided in the camping facility. When different types of camping units are provided (e.g., camping units for RVs only or tent camping only, or camping units with camp shelters), table 5 applies to each type of camping unit provided.

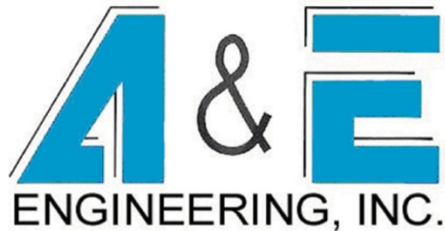
38 RV Sites: 26-50 camping units, minimum required w/ mobility features = 3

21 Tent Sites: 2-25 camping units, minimum required w/ mobility features = 2

12 Dry Camps: 2-25 camping units, minimum required w/ mobility features = 2

CULTURAL RESOURCES:

The area has a rich cultural history due to its location near the river and hot springs. The property has pictographs on the rocks alongside the road. The area would benefit from a cultural analysis to property be able to interpret the area.



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To: Melanie Schuster

From: Dale Reavis, M.S, P.E. 

CC: Krystal Chanda, M.S., P.E.

Date: 5/14/21

RE: SALMON RIVER PROPERTY ACQUISITION

At your request I have completed a preliminary assessment of the Salmon River property. While some details may change based on obtaining better information, I believe these will be the upgrades it will take to become a compliant and usable Idaho Department of Parks and Recreation property.

1. Cold water supply:

- a. The current system will need to be upgraded to meet the Small, Transient Public Water System standards and gain approval by Idaho Department of Environmental Quality (IDEQ). Engineering to complete the check lists and design drawings is estimated to be \$10,000.
- b. A well production test will need to be completed to determine volume of water available. It does not appear that one was completed in 2012. From looking at the photographs of this well head, it is suspected that the existing well and equipment are not capable of providing sufficient cold water. If this is the case, a new well will need to be drilled and developed. Using local (Pocatello) costs, it is estimated to cost \$200 per foot of depth and will need to extend below the surface water influenced zone to a finished depth of at least 100 feet. The estimated cost is \$20,000. It is understood that previous attempts to find an alternate cold water source have been unsuccessful. Finding an alternate source may significantly increase the cost of any upgrades at this location.
- c. To comply with source water protection guidelines a system with backflow prevention and chlorine injection capability, similar to the system installed at Henrys Lake will need to be installed. Based on a conversation with Robbie Austin, of Mickelson Construction, on May 3, 2021, it is estimated that the current material and labor costs have increased by 20% since Henrys was completed. The well house at Henrys was approximately \$100,000 to upgrade to meet DEQ requirements. With the escalation factor of 20% it is projected that the cost would be \$120,000.

- d. Currently hot water is provided to the houses. This is not an acceptable practice as bacteria multiplies much quicker in warm water than in cold water and it will be extremely difficult to comply with total coliform and E coli limits. A system that would be standard would consist of a 3" main 820 feet long and 1" branches going to the homes, the pool shower/dressing rooms, the two recreational vehicle sites and three frostless hose bibs in the camping area. A 3" main @ \$30/per foot is estimated to be \$24,600. Branch lines to each building would entail 1000 feet @ \$25/per foot is estimated to be \$25,000. (distances scaled from Google Earth) (Installed costs as per Robbie Austin)
 - e. Public water systems are required to be monitored by licensed Water Operators and sampled and tested at a minimum each quarter. Contract Water Operators are available and testing costs vary, so an estimate is not available for this ongoing cost.
2. Hot water supply:
- a. The public hot pools at Lava Hot Springs use a once through flow pattern for the hot spring water. Extensive testing of the water and the design of the pools have proven that suitable water quality can be maintained in this system without chemical addition. It may be possible to use a similar system. However, the system will have to ensure that the hot water moves continuously. If it is allowed to stagnate, such as in the corners of a rectangular pool, then bacteria strains causing Recreational Water Illnesses (RWI) can become an issue. Filtration, chlorination, circulation and pH adjustment may be required. The cost for a swimming pool filter, depending on size and quality will range from \$500-\$1500. A chlorine dosing unit is estimated to cost \$1000. A circulation pump and system is approximately \$1000. A digitally controlled pH adjustment system can be installed for an estimated \$2000. Total installed cost estimate for the equipment and plumbing is \$9,000.
 - b. The CDC recommends water testing twice a day for pH and residual chlorine levels. Costs for these items are not included in the summary for testing equipment or supplies.
 - c. The pool will need to be staffed by trained employee/s each day it is open.
 - d. If the pool is open to non-camping users, the pool will need to be reviewed and approved through Idaho Public Health District before operation begins. The pool may need extensive and expensive modifications to meet standards and requirements for public swimming pools.
3. Sanitary Sewer:
- a. Recreational vehicle dump stations are no longer permitted to go into a drain fields because of the chemicals used to suppress odor in the holding tanks. The existing system may need to be closed until an alternate system is designed and installed. An appropriate system is still in development so costs are not firm at this time. One of the systems under consideration is a combination of septic tanks, evaporation sewage lagoons and drain field overflow. A system of this design is projected to cost approximately \$600,000.

- b. The two recreational vehicle hook up spots may need to be closed to sanitary sewer use as well.
- c. The existing lagoon does not meet the requirements for sanitary sewage waste. The manufactured home, main house and the pool shower/restroom sanitary sewer can be tied together and routed to a pressurized drain field located near the existing sewer lagoon. This would require approximately 800 feet of 1½” pipe at \$20,000 (installed cost); three each residential size lift pumps (70 gallon pump station with ¾ hp pump \$1275 each). Installed cost will be approximately \$2000 each. The flows from the three pump systems would be collected in a single septic tank. (\$3900) The clarified liquid would overflow into a 300 gallon tank and then dosed in intervals to the drain field. A 300 gallon Duplex (2 each 1.0 hp pumps with dosing controller) can be installed for approximately \$4500. Based on the installed cost of a similar drain field in Caribou County the drain field parts and installation would be approximately \$80,000. This cost could increase substantially if the regulating health department requires additional measures be taken for installation above ground water depth and/or outside of flood plain limits.
- d. Installing two twin vault toilets near the tent camping area could help reduce the loading on the drain field. The cost of the toilets and delivery was quoted at \$74,000. Excavation, backfill and concrete slab is estimated to be \$10,000.
- e. Engineering and permitting by the Idaho Public Health District is estimated to cost \$12,500.

Summary of Estimated Required Upgrades		
Upgrade Type	Low Estimate	High Estimate
Cold Water	\$189,600	\$215,600+
Hot Water	\$0	\$9,000+
Sanitary Sewer	\$126,900	\$210,900+

DRAFT - COST ESTIMATE

PROJECT

Salmon River Property Acquisition

DATE PREPARED

5/14/2021

SHEET NO.

1

A&E Fees

DESCRIPTION	UNIT	COST	QUANTITY	SUBTOTAL
Design Professional	%	14.00%		\$519,876
				\$0
AE Reimbursable - Travel	Per Trip	\$1,200.00	8	\$9,600
SUBTOTAL				\$529,476

Paving

DESCRIPTION	UNIT	COST	QUANTITY	SUBTOTAL
Gate to Camping loop	SY	\$35.00	3,500	\$122,500
1-way camping loop	SY	\$35.00	2,150	\$75,250
Camping spurs	SY	\$35.00	3,050	\$106,750
Entry Road (Overlay)	SY	\$25.00	6,300	\$157,500
ADA Camping spurs extra	SY	\$45.00	280	\$12,600
PAVING SUBTOTAL				\$474,600

Campground Upgrades

DESCRIPTION	UNIT	COST	QUANTITY	SUBTOTAL
Accessible picnic tables	Unit Price	\$1,000.00	7	\$7,000
Accessible fire ring	Unit Price	\$600.00	7	\$4,200
Accessible water	Unit Price	\$2,000.00	6	\$12,000
CAMPGROUND UPGRADES SUBTOTAL				\$23,200

Restroom Upgrades

DESCRIPTION	UNIT	COST	QUANTITY	SUBTOTAL
Double vault CXT	Unit Price	\$60,000.00	3	\$180,000
New Shower/Restroom Bldg	Unit Price	\$300,000.00	1	\$300,000
New Shower/Restroom Bldg Pool	Unit Price	\$500,000.00	1	\$500,000
RESTROOM UPGRADES SUBTOTAL				\$980,000

Water System Upgrades

DESCRIPTION	UNIT	COST	QUANTITY	SUBTOTAL
Well Upgrades	Unit Price	\$40,000.00	1 (unknown)	\$40,000
Water System Upgrades	Unit Price	\$120,000.00	1	\$120,000
Water Line to Buildings 2"	LF	\$30.00	1000	\$30,000
Water Line to Buildings 3"	LF	\$35.00	820	\$28,700
Water Connection to Buildings	Unit Price	\$2,500.00	3	\$7,500
WATER SYSTEM UPGRADES SUBTOTAL				\$226,200

Sewage System Upgrades

DESCRIPTION	UNIT	COST	QUANTITY	SUBTOTAL
Sewage Plant - RV	Unit Price	\$1,000,000.00	1 (unknown)	\$1,000,000
New Sewer line 1-1/2"	LF	\$25.00	800	\$20,000
Lift Pump	Unit Price	\$2,000.00	3	\$6,000
Septic Tank	Unit Price	\$3,900.00	1	\$3,900
Overflow Tank/Controller	Unit Price	\$4,500.00	1	\$4,500
Drain Field	Unit Price	\$80,000.00	1	\$80,000
SEWAGE SYSTEM UPGRADES SUBTOTAL				\$1,114,400

Existing Building Upgrades

DESCRIPTION	UNIT	COST	QUANTITY	SUBTOTAL
Main House Accessibility	Unit Price	\$20,000.00	1	\$20,000
Main House Structural	Unit Price	\$250,000.00	1	\$250,000
Octagon Accessibility	Unit Price	\$8,000.00	1	\$8,000
General Upgrades Historic House	SF	\$50.00	3700	\$185,000
General Upgrades Changing	SF	\$50.00	550	\$27,500
General Upgrades Pool Entry	SF	\$50.00	550	\$27,500
General Upgrades Hot Pool	SF	\$50.00	350	\$17,500
General Upgrades Oct/Mfg	SF	\$20.00	2600	\$52,000
EXISTING BUILDING UPGRADES SUBTOTAL				\$587,500

Pool Upgrades

DESCRIPTION	UNIT	COST	QUANTITY	SUBTOTAL
Pool Lift	Unit Price	\$6,000.00	2	\$12,000
Chlorine/Filter/Circ	Unit Price	\$9,000.00	1	\$9,000
New Metal Fencing	LF	\$30.00	350	\$10,500
New Sidewalk Around pool	SF	\$6.50	4000	\$26,000
Required Safety upgrades?	Unit Price	?	1 (unknown)	?
EXISTING BUILDING UPGRADES SUBTOTAL				\$57,500

Irrigation Installation

DESCRIPTION	UNIT	COST	QUANTITY	SUBTOTAL
Campground Irrigation	Unit Price	\$250,000.00	1	\$250,000
IRRIGATION SUBTOTAL				\$250,000

Misc

DESCRIPTION	UNIT	COST	QUANTITY	SUBTOTAL
Advertising	Unit Price	\$400.00	1	\$500
Plan Check Fee	Unit Price	\$2,000.00	1	\$2,000
Septic Permits	Unit Price	\$6,000.00	1	\$6,000
Project Contingency (15% const)		\$557,010	1	\$557,010
SUBTOTAL				\$565,510

PROJECT TOTAL \$4,808,386

Potential Additional Costs

DESCRIPTION	UNIT	COST	QUANTITY	SUBTOTAL
Pools may need to be rebuilt	SF	\$200.00	3500	\$700,000
Sewage system	Unknown design at this time for RV not on septic in flood plain			\$2,000,000
Water source	Adequate cold water source might be difficult to locate			\$100,000
Main House Replacement/VC	Unit Cost	\$3,200,000.00	1	\$3,200,000
Campground Expansion	Unit Cost	\$4,000,000.00	1	\$4,000,000
Island Development	Unit Cost	\$650,000.00	1	\$650,000
SUBTOTAL				\$9,150,000-10,650,000

IDAPA RULE IDAPA FEE BOARD ACTION REQUIRED
 BOARD POLICY INFO ONLY, NO ACTION REQUIRED

AGENDA ITEM
Idaho Park and Recreation Quarterly Meeting
February 8-9, 2023
IDPR Headquarters
5657 Warm Springs Ave
Boise, ID 83716

AGENDA ITEM: **HEYBURN PARK SPECIFIC ANNUAL PASS**
ACTION REQUIRED: **BOARD ACTION REQUIRED**
PRESENTER: **David White, North Region Manager**

PRESENTATION

BACKGROUND INFORMATION: Heyburn State Park has 398 individual private exclusive use encroachments including cabins, boat garages, float homes, and boat slips. As part of annual lease renewals, lessees are given two Heyburn Specific Annual Passes in accordance with Policy #4010 section 4.5, General Fee Waivers and Discounts, which specifies “existing cabin, float home, and moorage lessees are exempt from paying motor vehicle entrance fees.” To facilitate this, the park developed a Heyburn Specific Annual Pass. Although it is not specified in policy, these Passes have been interpreted as also waiving the overnight-use fee. This was done as an attempt at equity because float home and marina lessees do not have private parking available on their encroachment, unlike at the cabins. To accommodate guests of the float homes, Heyburn has historically issued free passes at the Visitor Center for the same reasoning.

The park policy on lease MVEF and overnight-use appeared to work until recently when the park began to actively enforce the overnight-use fee to ensure that space was available for day users to the park. What became clear is that most lessees with more than 2 cars in their family, and their guests, would either purchase an Idaho State Parks Passport or an Idaho State Parks Annual Pass under the misunderstanding that these passes exempted them from the overnight-use fee. As a result, the park was writing and waving many surcharge assessments (20 or more a week) for all lease holders and giving out hundreds of free overnight passes for guests of float homes.

This current situation causes several problems. First, it does not help with the parking shortage at Heyburn’s boat launches and marinas. They fill to capacity every weekend and park users are turned away. The Department needs to incentivize float home lessees to carpool and minimize their vehicle use. Second, revenue generation is hurt with the current park policy. While it is appropriate to allow a limited number of free passes for the lessee, the current process is negatively impacting revenue generation with unlimited free passes for float home lessees. Finally, regardless of original intent, the process is not being equitable between float homes and cabins. Heyburn has received complaints from cabin owners whose guests have had to pay \$27 a night for MVEF and overnight-use because they have only room for one car at their cabins. This is an oversight in current operations.

Heyburn State Park proposes a solution to these problems by selling additional Heyburn Specific Annual Passes to lease holders at \$80 per sticker. These stickers are required to be permanently affixed to a specific vehicle just as other annual passes are. Guests and family of float homes and cabin owners will have the option of purchasing either \$27 of park passes or purchasing an \$80 pass that will be good for the entire year. The park will be inspecting vehicles along lease lot roads for fee

compliance to ensure equal treatment with float homes. This will encourage lease holder guests to carpool and limit vehicles for any large gathering, will provide a more affordable means for their frequent visitors and family to be compliant, and will capture funds where none was being collected previously.

The Board is authorized under Section 67-4223, Idaho Code section 7, to make and collect reasonable charges for park use. The Board has authority under IDAPA 26.01.20 – Rules Governing the Administration of Park and Recreation Areas and Facilities, 225. Fees and Services. 01. Authority. a. . . . The board has the authority to set actual fees by board policy.

STAFF RECOMMENDATIONS: The recommendation is as follows:

The Board approve the sale of the Heyburn State Park Specific Annual Pass to Heyburn lease holders for their family and friends at a cost of \$80 per year to cover the cost of MVEF and Overnight Use.

Communications



Communications Memo

February 2023 Program Report

Craig Quintana, Public Information Officer, Sr.

Accomplishments & Tasks Underway

Media/Marketing/Advertising/Outreach

- Despite the holiday doldrums, the Department received a good amount of media through news releases and organic media interest, which produced positive coverage.
 - Our December 12, 2022 release - [Upcoming Winter Events with Idaho Parks and Recreation](#) drew coverage from a couple of outlets:
 - Farragut winter events appeared in the CDA Press: <https://cdapress.com/news/2022/dec/14/farragut-state-park-hosts-winter-events/>
 - The First Day event at Hells Gate also got some notice: <https://dailyfly.com/ring-in-the-new-year-with-a-hike-at-hells-gate-state-park/>
 - We also got the word out about trimming at Eagle Island in a November 10, 2022 release - [Hazardous Tree Removal at Eagle Island State Park to Begin Nov 14, 2022](#)
 - Communications facilitated a Channel 6 KIVI-Boise story on the Backcountry Yurts in Idaho City and DeEtta Peterson did a nice job: <https://www.youtube.com/watch?v=ZqFtX1gdA1s>
 - Worked with the Idaho Statesman on a December story previewing the upcoming camping season: <https://www.idahostatesman.com/outdoors/camping/article270120562.html>



- The expansion at City of Rocks National Reserve/Castle Rocks State Park got covered in the Idaho Statesman and elsewhere; Communications worked with the Park and the National Park Service on the release, which was sent by NPS: <https://www.idahostatesman.com/outdoors/article269420907.html>
- **Social Media Engagement** – Between all park and recreation pages, the agency has 161,988 followers on Facebook, still the world’s largest outlet. This is an increase of 7,348 since our last report. These numbers remain consistent with average increase of over 3,000 followers monthly.
 - Some notable 2022 highlights:
 - IDPR has 263,680 followers on all social overall (Facebook, Instagram, YouTube), an increase of 38,650 since 2021. The total means we reach well over **500,000** engagements (clicks, likes, or shares) *each* month.
 - A total of 6,876,915 people reached, an increase of 2,413,561 since 2021
 - IDPR’s YouTube Channel received 18,376 views in 2022. This equated to more than 281.6 hours of watch time.
 - Our main IDPR Instagram page has 26,430 followers. Between all park and program Instagram accounts, we have a total of 99,425 followers, an overall increase of more than 2,000 since our last board report.

Sponsors and Partners

- A public comment opportunity for impacts of the Eagle Island State Park campground on historic resources is underway. The campground will take a couple of decaying structures from the old prison farm, and the proposed mitigation involves signs interpreting the history of the structures and the farm. This is a partnership with the National Park Service and Idaho State Historic Preservation Office. Information has been posted on our website and in hard-copy form at the park and in the HQ lobby for those who may want to comment before the February 15 deadline.
- Communications enjoyed having our first intern in many years, Emma Ugrin, who assisted Chelsea Chambers with a number of tasks. Emma came from Boise State University, and we anticipate our next intern will come from the College of Idaho.



- Chelsea and Craig presented at the Idaho Conference on Recreation and Tourism (ICORT) on Oct. 17-19th in Twin Falls. The presentations were well received with Chelsea speaking to the largest break-out session audience and Craig talking to some 200, last-to-leave diehards on the conference’s final day. The Idaho Recreation and Tourism Initiative, a multi-entity group IDPR coordinates, was a conference sponsor.
- Communications is talking to [Together Outdoors](#), a coalition of land managers and other recreation partners that champion diversity and inclusion, about partnering to become more welcoming to underrepresented communities.

- Communications received two [GRIT Freedom Chairs](#) for use at the parks. The Idaho Chapter of the [Challenged Athletes Foundation](#) donated the equipment. We would like to get at least six of these adaptive mountain bike chairs in our parks in 2023. We are working with a variety of foundations and organizations to find funding for additional chairs. Heyburn State Park has volunteered to be one of the first parks to pilot the chairs, which will be offered for free use for visitors. We plan to market the chairs to various types of visitors including elderly, veterans, and others with disabilities.



GRIT Freedom Chair

- Chelsea continues to host monthly meetings with a nationwide group (and one Canadian) of Government Social Media Professionals. October was the 17th month that the group has met and has expanded our reach and collaboration to more than 20 different states with a following of more than 40 members. This networking group was established at the virtual Government Social Media conference she attended in March of 2021.

Miscellaneous/Reminders/Follow-Up

- We continue to partner with the Friends of Idaho State Parks and the Idaho Press to produce monthly spotlight articles (written by Chelsea) on parks in the *Exploring Idaho Parks* series.
- Continuing work with Idaho Commerce and Madden Media to produce a new educational video for the Old Mission, one we would like to finish in coming months.
- Seeking general fundraising and relationship building opportunities.
- Facilitating all agency-related information requests (Idaho Public Records Act) and serving as primary media contacts.
- Producing miscellaneous agency brochure revisions, news releases, web updates, and social media posts, etc.
- Handling special projects as assigned – presentations, legislative needs, talking points, speeches, graphics, printing jobs, and web updates.

Development Bureau



October – November - December 2022

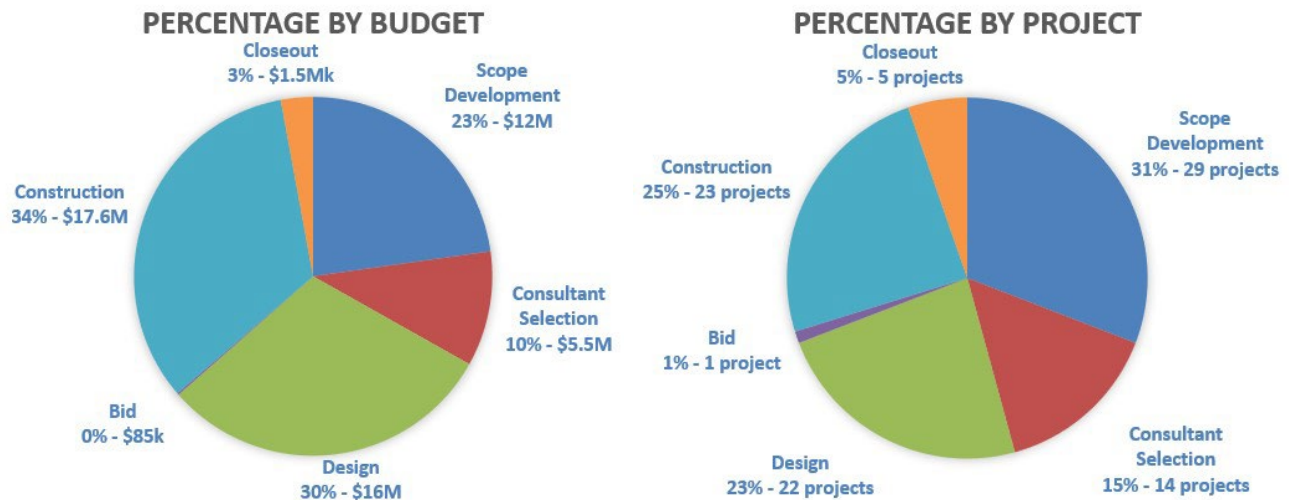
DEVELOPMENT BUREAU

Bureau Chief – Melanie Schuster

GENERAL UPDATE

With the winter season upon us active construction has slowed, but not stopped, and efforts to get future projects defined and into the design process have ramped up. Planning efforts were also focused on the FY25 CIP process as construction managers met with all park managers to help determine future capital and maintenance projects. Joel Halfhill saved the day by stepping in at the last minute to complete the east region with Erik Bush’s departure. The development team is now managing 94 active projects totaling over \$50 million in funding while planning for over \$20 million in additional funding. The charts below illustrate where projects currently are in the development process by project phase and budget.

Development Projects per Project Phase



This spring we will be wrapping up several construction projects such as the Bear Lake East Beach Campground Electrical and Water Upgrades and Priest Lake Electrical Upgrades. We will also be kicking off as many projects as possible for spring bidding for Summer/Fall construction. This December we saw Erik Bush leave to move on to new adventures in Northern Idaho. We are in the final stages of hiring a new East Region Construction Manager and have several candidates for a new Project Manager. With ARPA now kicked off we have already spent over \$2 Million in ARPA funds with several small maintenance projects already completed. We now have over \$6.5 Million in ARPA funds under contract with several large projects under design.



**IDPR DEVELOPMENT TEAM PROJECT SUMMARY
RECREATION ENHANCEMENT GOALS**

December 2022

Project Number	PARK	PROJECT	Project Phase	Proposed Budget	Proposed Campsites	Proposed Day Use	Proposed Boat Docks	Proposed Maint.
NEW CAMPSITES - GOAL 250					302			
310333	Round Lake	Treehouse Overnights	Scope Development	\$800,000	3			
	TCDA	Bike-in Campsites	Scope Development	\$750,000	15			
310531	Farragut	Peterson Campground	Consultant Selection	\$3,000,000	50			
310731	Mowry	Mowry New Campground	Scope Development	\$1,000,000	25			
320531	Winchester	Additional Yurts	Consultant Selection	\$200,000	2			
330133	Ponderosa	Kokanee Cove	Design	\$2,500,000	10			
330231	Eagle Island	RV Campground	Design	\$7,400,000	50			
330432	Lucky Peak	Idaho City Additional Yurts	Consultant Selection	\$200,000	2			
350134	Massacre Rocks	East Fork Campground	On Hold	\$1,000,000	20			
350333	Bear Lake	East Beach New Campground	Consultant Selection	\$750,000	10			
360133	Harriman	Fish Pond Campground	Scope Development	\$1,000,000	15			
360233	Henry's Lake	Campground Expansion	Consultant Selection	\$3,000,000	30			
360531	LOYF	LOYF Camping Improvements	Scope Development	\$3,500,000	70			

NEW DAY USE AREAS - GOAL 25					25			
	Statewide	Day Use Area Development	Scope Development	\$400,000		15		
	TCDA	Bike-in Campsites	Scope Development			1		
310532	Farragut	Buttonhook Bay Day Use Area	Scope Development			1		
330133	Ponderosa	Kokanee Cove	Design			1		
350134	Massacre Rocks	East Fork Campground	On Hold			1		
360133	Harriman	Fish Pond Campground	Scope Development			1		
360233	Henry's Lake	Campground Expansion	Scope Development			1		
360431	Ashton-Tetonia	Trail Surface Improvement (EDA)	Consultant Selection			2		
360531	LOYF	LOYF Camping Improvements	Scope Development			2		

IMPROVED BOAT SLIPS/DOCKS - GOAL 150					173			
310532	Farragut	Buttonhook Bay Dock Replacement	Scope Development	\$300,000			12	
310832	Heyburn	Rocky Point Dock Replacement	Scope Development	\$2,000,000			79	
320392	Hells Gate	Marina Mooring Dock Replacement	Construction	\$600,000			82	

INFRASTRUCTURE IMPROVEMENTS/MAINTENANCE - GOAL 20					64			
300035	Various	Statewide Employee Housing	Scope Development	\$1,200,000				4
300036	Various	ARPA Statewide Road & Bridge	Scope Development	\$1,500,000				4
300037	North Region	ARPA North Region Maintenance	Scope Development	\$500,000				10
300038	South Region	ARPA South Region Maintenance	Scope Development	\$500,000				10
300039	East Region	ARPA East Region Maintenance	Scope Development	\$500,000				10
300040	Dworshak/Priest	North Region Vault Toilets	Scope Development	\$320,000				2
310112	Priest Lake	Campground Electrical Upgrades	Construction	\$600,000				1
310532	Farragut	Buttonhook Bay Infrastructure Improvements	Scope Development	\$400,000				1
310831	Heyburn	Wastewater Facility Repairs	Design	\$3,000,000				1
310931	CDA Parkway	Higgins Point Improvements	Scope Development	\$65,000				1
320232	Dworshak	Surface Water Intake Replacement	Consultant Selection	\$1,800,000				1
320392	Hells Gate	Marina Dock Replacement	Construction	\$600,000				1
330233	Eagle Island	Calf Barn Reroof & Building Stabilization	Scope Development	\$400,000				1
330513	Bruneau Dunes	Observatory Replacement	Construction	\$1,500,000				1
340332	Thousand Springs	Thousand Spring Vault Toilets	Consultant Selection	\$340,000				4
340333	Thousand Springs	Ritter Island Water System	Design	\$1,000,000				1
360231	Henry's Lake	Phase 2 Water System Upgrades	Construction	\$850,000				1
350133	Massacre Rocks	Sewer System Replacement	Scope Development	\$1,000,000				1
350311	Bear Lake	East CG Elec Upgrades	Construction	\$132,000				1
350321	Bear Lake	East CG Water Upgrades	Construction	\$88,000				1
350332	Bear Lake	New Vault Toilets	Construction	\$220,000				4
360132	Harriman	Water and Septic System Upgrades	Consultant Selection	\$2,000,000				1
360232	Henry's Lake	Sewer Connection	Scope Development	\$2,000,000				1
360431	Ashton-Tetonia	Trail Surface Improvement (EDA)	Consultant Selection	\$3,016,400				1

Project Number	PARK	PROJECT	ARPA Funding Spent	New Campsites	New Day Use	New Boat Docks	Completed Maint.	
COMPLETED PROJECTS					0	0	0	4
310731	Mowry	Mowry House Reroof	\$20,224				1	
300037	Priest Lake	Priest Lake Shower House Reroof	\$24,750				1	
300037	Priest Lake	Priest Lake Store HVAC	\$10,000				1	
300038	Bruneau Dunes	Steele Reese HVAC	\$44,966				1	
			\$99,940					



NORTH REGION

<u>Project Number and Name</u>	<u>Current Status</u>
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310102 – Priest Lake Shafer Cabin Elec & Plumbing Repairs Project is Substantially Complete. The contractor will complete flooring installation corrections in the spring as the work scheduled for January was snowed out. The cabin will open to the public next season.	Construction
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310112 – Priest Lake Campground Electrical Upgrades – ARPA extra funding Project awarded for electrical and water upgrades in the west and east loops of White Pine Campground. Plumbing and electrical pedestals complete. Transformers and control boards to be installed in the spring.	Construction
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Priest Lake Campground Electrical Upgrades



<u>Project Number and Name</u>	<u>Current Status</u>
310132 – Priest Lake Replace Group Camp RR/Shower Project in scope development to determine best delivery method for short construction season.	Scope Development
310321 – Round Lake Campground Improvements Developing Design/Build Request for Qualifications for project team selection.	Scope Development
310332 – Round Lake Elec & Water Upgrades See Project 310321	Scope Development
310333 – Round Lake Treehouse Overnights – ARPA Developing Design/Build Request for Qualifications for project team selection.	Scope Development
310411 – Trail of CDA Restripe Trail & Parking Scope has been received from the Park Manager. Bid documents will be prepared this winter for spring 2023 striping.	Design
310412 – Trail of CDA Land Acquisition & Const Maint. Shop Topo survey complete for new shop location. Several existing easements across property limit new shop location. Working with architect to develop shop plans to incorporate housing.	Design
310531 – Farragut Peterson Campground – ARPA Design team has been selected and contract is being developed with Bernardo Wills/Welch Comer for design development.	Design
310532 – Farragut Buttonhook Bay Infrastructure Improvement – ARPA Scope is in development to determine the best project delivery method.	Scope Development
310611 – Old Mission Church Porch Repair, Path Repair & Lift Replacement Cost of project exceeded the initial budget but funding from APRA will allow for the completion of the full project scope. The project is currently on hold pending scope approval from the tribe.	On Hold
310631 – Old Mission Re-Stain Visitor Center (DPW Delegated Project) Negotiating contract cost with regional light construction service contractor. Work to commence summer 2023.	Design
310731- Mowry New Campground – ARPA Re-roof of the Mowry House has been completed. Scope development is underway to determine the best project delivery method for development of camping to serve Mowry House as event center.	Scope Development



<u>Project Number and Name</u>	<u>Current Status</u>
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310814 – Heyburn Replace Chatcolet Restroom Restroom has been installed and is functional for public use. Remaining items to finish are the exterior grading and concrete walks and ADA parking. Concrete forms are in place and waiting for good weather to pour the slab and finish grading.	Construction
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Heyburn Chatcolet Restroom

310815 – Heyburn Replace Lake View Cottage Foundation The foundation replacement is substantially completed. We have negotiated with the contractor for a Change Order which will complete minor maintenance items and enhancements. Work associated with the Change Order has started and is scheduled for completion spring 2023.	Construction
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310816 – Heyburn Lodge Remodel (State Surplus) Project is substantially complete. Site work is under design for accessible access, drainage, and parking to be completed summer 2023. Items are being purchased in preparation of opening the lodge to the public.	Design
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310824 – Heyburn Rocky Point Fuel Dispenser Replacement It has been determined that the amount of work needed to comply with state regulations is much more extensive than originally anticipated. The design and construction will be incorporated into the larger Rocky Point Dock replacement project.	Scope Development
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<u>Project Number and Name</u>	<u>Current Status</u>
310831 – Heyburn Wastewater Facility Repairs – ARPA The Design/Build team has been selected to perform the work. The contract is being finalized.	Design
310832 – Heyburn Rocky Point Dock Replacement – ARPA Working on a Request for Qualifications for Design-Build Team.	Consultant Selection
310872 – Heyburn Chatcolet Campground Renovations Completing remaining items with separate contractor spring 2023.	Construction
310924 – CDA Parkway Rehabilitate & Vault Toilets Working with manufacturer on door replacement. Looking into hiring a Service Contractor to complete the project.	Design
310931 – Higgens Point Improvements – ARPA Project scope is in development to determine best project delivery method.	Scope Development
320181- McCroskey Redtail Primitive Campground & Shelters Project under design for new day use area.	Design
320215 – Dworshak Replace Freeman Creek Water Lines Project is on hold pending Army Corps of Engineers approval. Project will bid when approval is received.	On Hold
320222 – Dworshak Water Filtration System Upgrade On hold pending Army Corps of Engineers Lease Agreement. Project will be designed and bid concurrently with the ARPA project for Surface Water Intake Replacement (320233).	On Hold
320231 - Dworshak Water Tower Inspections On hold pending Army Corps of Engineers Lease Agreement.	On Hold
320232 – Dworshak Replace Carpet Big Eddy Lodge (DPW Delegated Project) On hold pending Army Corps of Engineers Lease Agreement.	On Hold
320233 – Dworshak Surface Water Intake Replacement – ARPA On hold pending Army Corps of Engineers Lease Agreement. Working with design team to finalize project scope.	On Hold
320311 – Hells Gate Repair & Resurface Trails Army Corps of Engineers approval has been received. Developing bid docs and pre-bid planned this winter.	Design



<u>Project Number and Name</u>	<u>Current Status</u>
320312 – Hells Gate Remodel Marina Restroom Working with service contractor to finalize contract for spring 2023 construction.	Bidding
320321 – Hells Gate Sewer System & Facility Upgrade Working with park and engineer to develop scope and costs.	Consultant Selection
320392 – Hells Gate Marina Mooring Dock Replacement Project under construction, pile and dock installation to be completed spring 2023. Dock manufacturing mostly complete.	Construction
320531 – Winchester Additional Yurts – ARPA Working with design team to finish design contract.	Design



SOUTH REGION

<u>Project Number and Name</u>	<u>Current Status</u>
330113 – Ponderosa Shed Replacement IDPR has issued a Design-Build contract that includes replacement of the shed along with the incorporation of a linen storage facility. It is anticipated that construction will begin spring 2023.	Design
330121 - Ponderosa Blackberry Loop Water & Elec Upgrades Archeology Report has been received and submitted to NPS for approval by THPO and SHPO. Once LWCF Funding has been awarded the project will be bid for fall 2023 construction.	Design
330131 – Ponderosa RR Upgrade Activity Center (DPW Delegated Project) Design to be completed Winter 2023 with bidding spring 2023 and construction starting June 2023.	Design
330132 – Ponderosa New Utility Building See project 330113.	Design
330133 – Ponderosa Kokanee Cove Dev & Renovations – ARPA Design is underway. It is anticipated that some work will be able to start in mid summer 2023 with the remainder starting in spring of 2024.	Design
330211 – Eagle Island Pump House Replacement Pressure tanks installed; water system function has improved significantly. The replacement of the lift station was included in this project and was completed in November 2022. Awaiting final invoice to close out project.	Closeout



New lift station at Eagle Island



<u>Project Number and Name</u>	<u>Current Status</u>
330231 – Eagle Island RV Campground Design to be complete winter 2023. Project will bid spring 2023, Anticipated fall 2023 construction start.	Design
330233 – Eagle Island Calf Barn Re-Roof & Stabilization – ARPA Request for Qualifications is being prepared for Design-Build team selection.	Scope Development
330432 – Lucky Peak Idaho City Additional Yurts – ARPA Met with engineer and previous builders at Hennessy yurt to review design. Working with design team to get under contract.	Consultant Selection
330511 – Bruneau Observatory Parking & Pathway Repair See project 330513.	Construction
330512 – Bruneau Staff Housing Pilot Program The Steele Reese Building living space is currently in design to provide housing for seasonal staff or interns.	Design
330513 – Bruneau Dunes Observatory Replacement (State Surplus/ARPA) Construction on the Observatory is progressing very well. The building is largely completed and the exterior work is progressing. Paving will occur in the spring and the telescope is scheduled to be installed in February. The Observatory parking and pathway repair for Project 330513 has been added to this project and is currently in-work. Opening of the Observatory remains on schedule for May 1, 2023.	Construction



New Observatory HVAC



Project Number and Name

Current Status



New Observatory & New Sidewalks

330521 – Bruneau Observatory Repairs Basic repairs have been completed. After repairs were made, the deterioration of the channel that guides the casters has made the observatory unusable. IDPR is looking at solutions to return the observatory to a functioning unit.	Construction
330733 – Lake Cascade New Utility Building A design-build contract has been awarded. Due to material escalations, IDPR will re-evaluate after the first of the year. The Design-Builder is looking into alternatives that will allow IDPR to move forward such as wood framing in lieu of steel.	Design
330764 – Lake Cascade Blue Heron & Van Wyck Docks/Pilings Docks complete and onsite, to be installed spring 2023.	Construction
330771 – Lake Cascade Pelican Cove Day Use ADA Improvements & CXT See project 330781.	Construction
330781 – Lake Cascade Crown Point Docks Docks complete and onsite, to be installed spring 2023.	Construction



Project Number and Name

Current Status



Lake Cascade Crown Point Docks

330831 – HQ Greenbelt RR Water Repair
Will work with a service contractor to complete this project.

Scope Development



EAST REGION

<u>Project Number and Name</u>	<u>Current Status</u>
340303 – Thousand Springs Visitor Center Substantial Completion issued October 26, 2021. Grand Opening April 28 th . Closeout in process.	Closeout
340322 – Thousand Springs VC Exhibits An Interpretive Design Build team has been selected and the Design Kickoff meeting was held 11/4/22. The Design Build contract will be in place shortly to start design.	Design
340332 – Thousand Springs Vault Toilets – ARPA Engineer is being contracted to complete simple drawings for the bid documents. Bidding is anticipated in spring 2023 with installation fall 2023.	Consultant Selection
340333 – Thousand Springs Ritter Island Water System – ARPA Project is in design and bidding is scheduled for early spring 2023. Construction to begin mid-late summer 2023.	Design
340381 – Thousand Springs Ritter Island Refurbish Pink House Construction is complete. Furnishings are being purchased to get the house ready to open to the public for rental.	Closeout



Living Room of Pink House



Project Number and Name **Current Status**

340393 – Thousand Springs Billingsley Entrance Road
See project 340395. Construction

340395 – Thousand Springs Billingsley Creek Campground
Project is approximately 98% complete. The opening of the campground is slated to be the end of May 2023. Construction



Arial View of New Campground



New VC and Road to Campground

340399 – Billingsley Creek Dev Phase 1
See project 340395. Construction

340531 - Castle Rocks VC Water System Upgrade
Letter contract issued for well systems evaluations. Once evaluation is received The project scope will be further defined to determine best project delivery method. Scope Development

340611 – Lake Walcott Boat Ramp RR Repair
Punch list items are near completion, with exception of roof installation. Reroof proposal has been finalized with the contractor to proceed with roof replacement. Construction

350133 – Massacre Rocks Sewer System Replacement – ARPA
Evaluating records from past system evaluations and Southeastern Idaho District Health recommendations to determine project scope for best method of project delivery. Scope Development

350134 – Massacre Rocks E. Fork Campground – ARPA
On Hold pending agreement with IDL. On Hold

350311 – Bear Lake CG Loop Upgrades Phase 2
Bear River Electric awarded contract. Construction began 09/12/22. Due to delay of delivery of vault toilets from manufacturer, remaining items will be completed in the spring with the arrival of the vault toilets. Construction



<u>Project Number and Name</u>	<u>Current Status</u>
350321 – Bear Lake East Beach Campground Water Upgrades See Project 350311.	Construction
350332 - Bear Lake New Vault Toilets See Project 350311.	Construction
350333 – Bear Lake East Beach Renovation ARPA Working with design team to finalize design contract.	Consultant Selection
360102 – Harriman Scovel Center Winterization Engineering firm has started HVAC design. ARPA funding will allow for replacement of sidewalk with proper measures to keep slabs from heaving which will allow for the Scovel Center to stay open during the winter.	Design
360122 – Harriman Historic Ranch Septic System Inspection See project 360132.	Scope Development
360131 – Harriman Historic Ranch Office Rehab Design Kickoff Meeting held in late August. Project under design for construction summer 2023. Portions of log repair accomplished in September as part of the Northwest Preservation Field School. Existing windows were also repaired.	Design



Harriman Ranch Office



<u>Project Number and Name</u>	<u>Current Status</u>
360132 – Harriman Water & Septic System Upgrades – ARPA Request for Qualifications has been issued, answered, and design team has been selected. Currently negotiating with selected design team for project approach and design fees.	Design
360133 – Harriman Fishpond Campground – ARPA Working with design team to negotiate contract.	Scope Development
360231 – Henrys Lake Phase 2 Water System Upgrades – ARPA Construction is complete. Project in closeout process.	Closeout
360232 – Henrys Lake Sewer Connection – ARPA Feasibility study complete. Next step is to received grant award through Fremont County from DEQ.	Scope Development
360233 – Henrys Lake Campground Expansion – ARPA Design team has been selected and Design Kickoff Meeting is being scheduled for January.	Design
360431 – Ashton-Tetonia Trail Service Improvements – ARPA Drafting Request for Qualifications for Design Team selection as well as Design Contract to submit for Federal approval prior to issuance.	Consultant Selection
360513 – Land of Yankee Fork General Rehabilitation (State Surplus) Working with Structural Engineer to survey the Stamp Mill and other structures as soon as possible after the snow melts to determine the potential for stabilizing and protecting remaining historic structures.	Scope Development
360531 – Land of Yankee Fork Camping Improvements – ARPA Working on land purchase.	Scope Development

Fiscal

IDAPA RULE IDAPA FEE BOARD ACTION REQUIRED
 BOARD POLICY INFO ONLY, NO ACTION REQUIRED

AGENDA
Idaho Park and Recreation Board Quarterly Meeting
February 8-9, 2023
IDPR Headquarters
5667 Warm Springs Ave.
Boise, ID 83716

AGENDA ITEM: **FY 2023 2nd Quarter Financial Reports**

ACTION REQUIRED: **Information Only**

PRESENTER: **Steve Martin**

PRESENTATION

Attached are the first quarter financial reports for fiscal year (FY) 2023. The information presented reflects an overview of the department’s revenues, expenditures, and cash balances along with a summary of the Passport Program. Also included for this quarter is the annual summary of the endowment fund accounts. Considering market performance experienced in FY 2022, we have elected to defer any withdrawals this year.

- Page 2 – FY 2023 Financial Statement / Budget Status as of 12/31/2022
- Pages 3-6 – FY 2023 Y-T-D Park Operations Revenues / Expenditures
- Pages 7-13 – FY 2023 Cash Balances as of 12/31/2022
- Page 14 – FY 2023 Y-T-D Passport Program Revenue

Year-to-date revenue is somewhat reflective of timing variances for revenue that was collected in June but was not recognized until July due to ITS service issues previously discussed. However, revenue gains in October through December show growth over the prior year which are unaffected by timing variances and are attributable to strong demand for overnight camping along with the increase in non-resident fees.

Year-to-date expenditures are up significantly over the prior year. This is primarily attributable to a record budget appropriation that included 11 new FTPs, a CEC of more than 10% per FTP, and a 10% increase in OE for park operations.

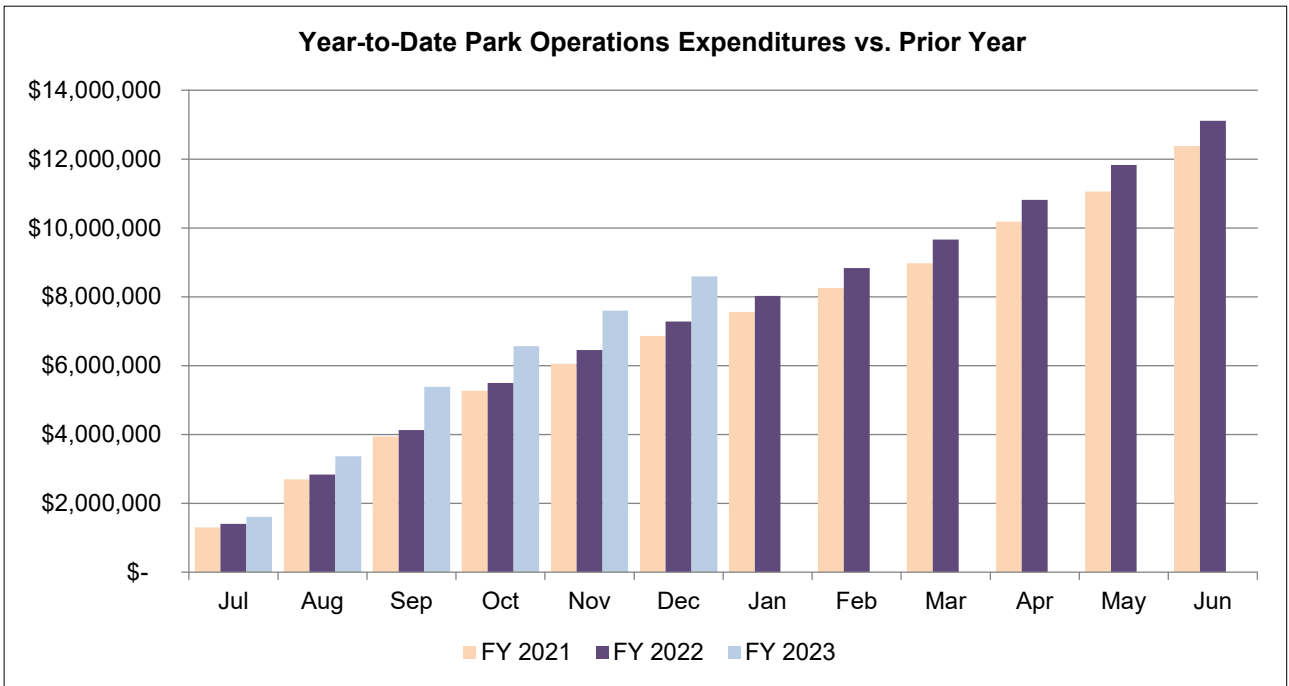
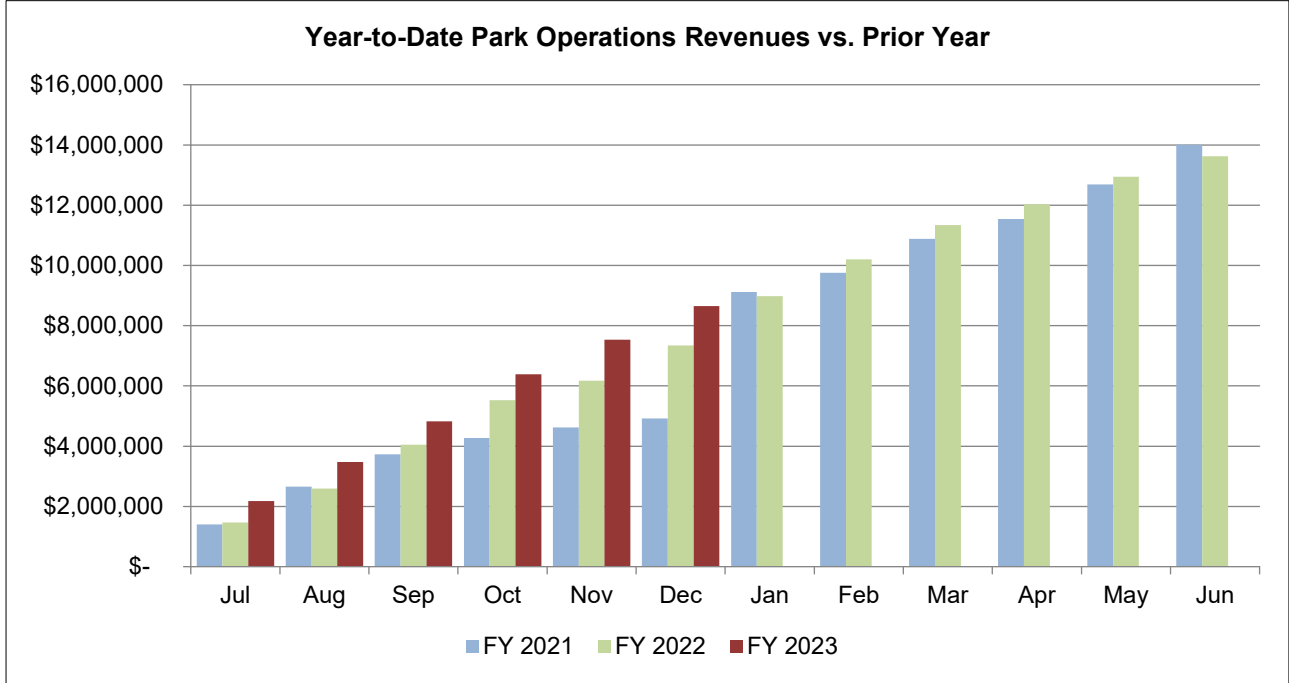
STAFF RECOMMENDATIONS

This item is for information only.

**Idaho Department of Parks and Recreation
FY 2023 Financial Statement / Budget Status
as of December 31, 2022**

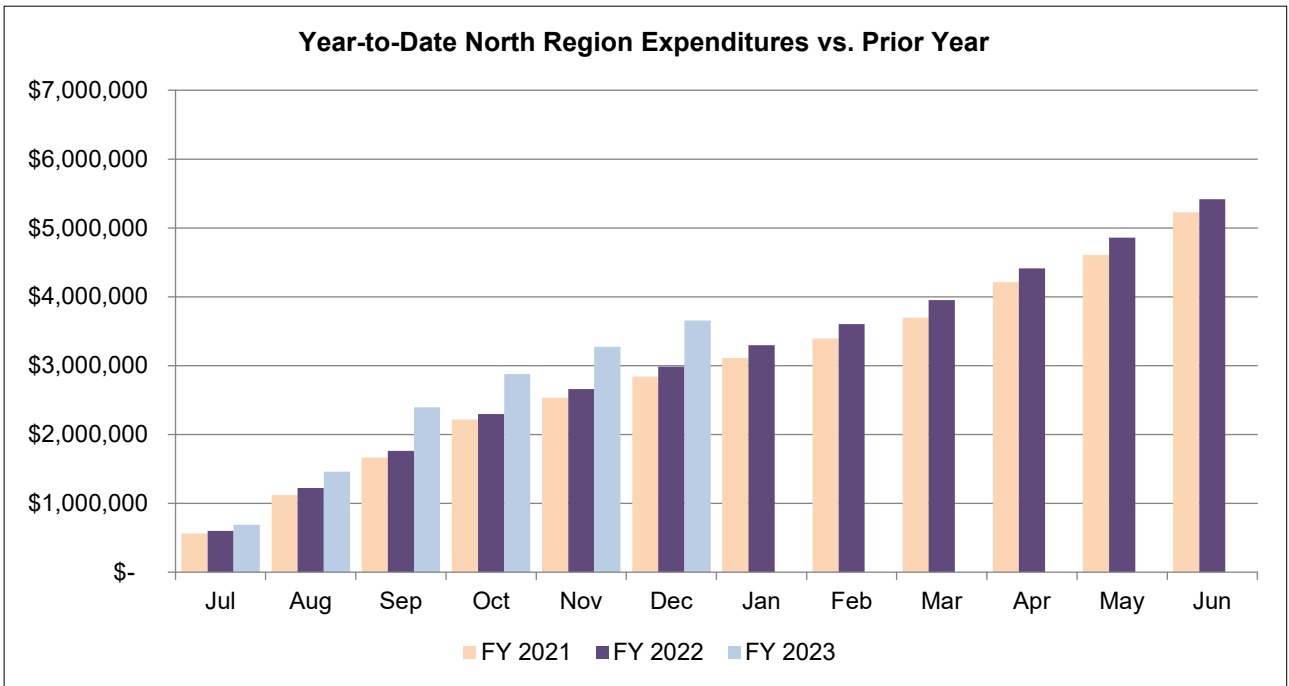
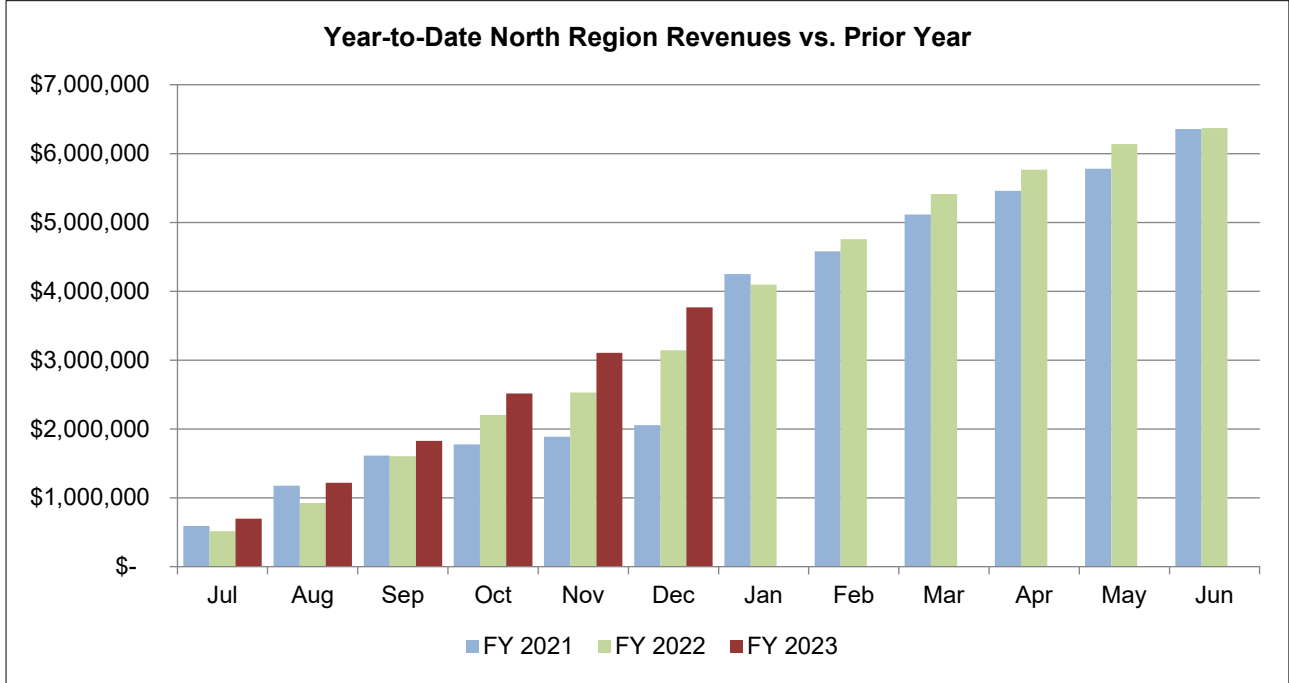
Program/Object	Appropriation	Expenditures	Encumbrances	Balance	% Remaining
Management Services					
Personnel Costs	\$ 3,104,800	\$ 1,437,411	\$ -	\$ 1,667,389	53.7%
Operating Expenditures	3,091,500	993,900	-	2,097,600	67.9%
Capital Outlay	129,000	27,759	-	101,241	78.5%
Trustee & Benefit	13,561,800	3,292,291	6,203,859	4,065,650	30.0%
Subtotal	\$ 19,887,100	\$ 5,751,361	\$ 6,203,859	\$ 7,931,881	39.9%
Park Operations					
Personnel Costs	\$ 13,150,500	\$ 6,709,477	\$ -	\$ 6,441,023	49.0%
Operating Expenditures	6,969,424	3,925,078	-	3,044,345	43.7%
Capital Outlay	1,959,397	116,800	-	1,842,597	94.0%
Trustee & Benefit	1,427,500	75,092	-	1,352,408	94.7%
Subtotal	\$ 23,506,821	\$ 10,826,447	\$ -	\$ 12,680,373	53.9%
Capital Development					
Personnel Costs	\$ -	\$ -	\$ -	\$ -	-
Operating Expenditures	-	-	-	-	-
Capital Outlay	47,709,665	7,776,194	-	39,933,472	83.7%
Trustee & Benefit	-	-	-	-	-
Subtotal	\$ 47,709,665	\$ 7,776,194	\$ -	\$ 39,933,472	83.7%
Total	\$ 91,103,586	\$ 24,354,002	\$ 6,203,859	\$ 60,545,726	66.5%

**Idaho Department of Parks and Recreation
Park Operations - All Funds
Year-to-Date Revenues and Expenditures
December 31, 2022**



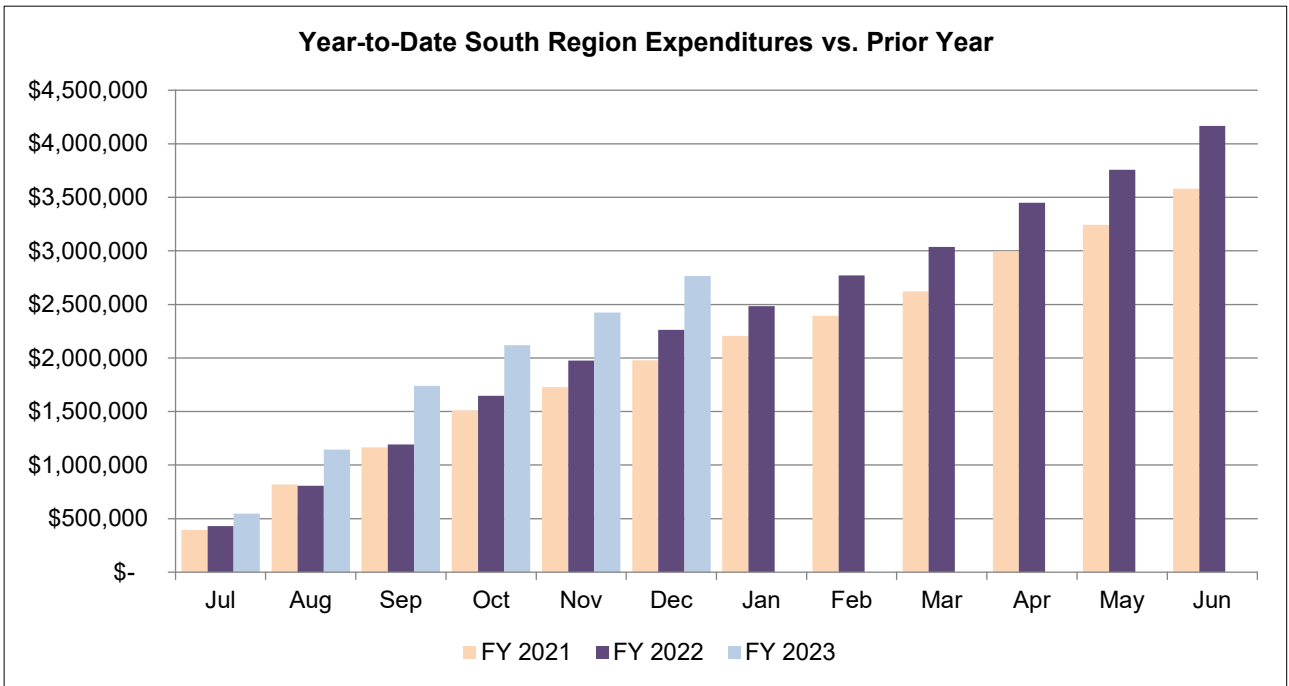
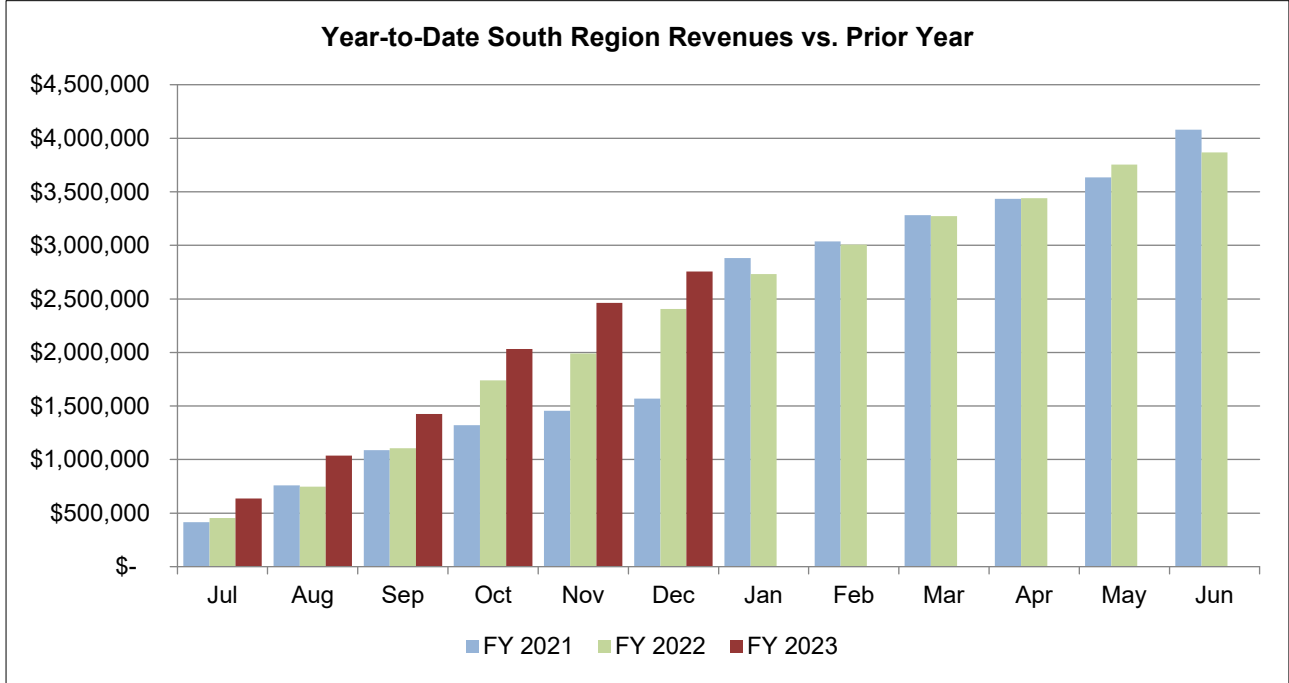
- All Park Operations fiscal year-to-date revenues are up \$1.3 million (17.8%) compared to FY 2022
- All Park Operations fiscal year-to-date expenditures are up \$1.3 million (18.0%) compared to FY 2022

**Idaho Department of Parks and Recreation
North Region - All Funds
Year-to-Date Revenues and Expenditures
December 31, 2022**



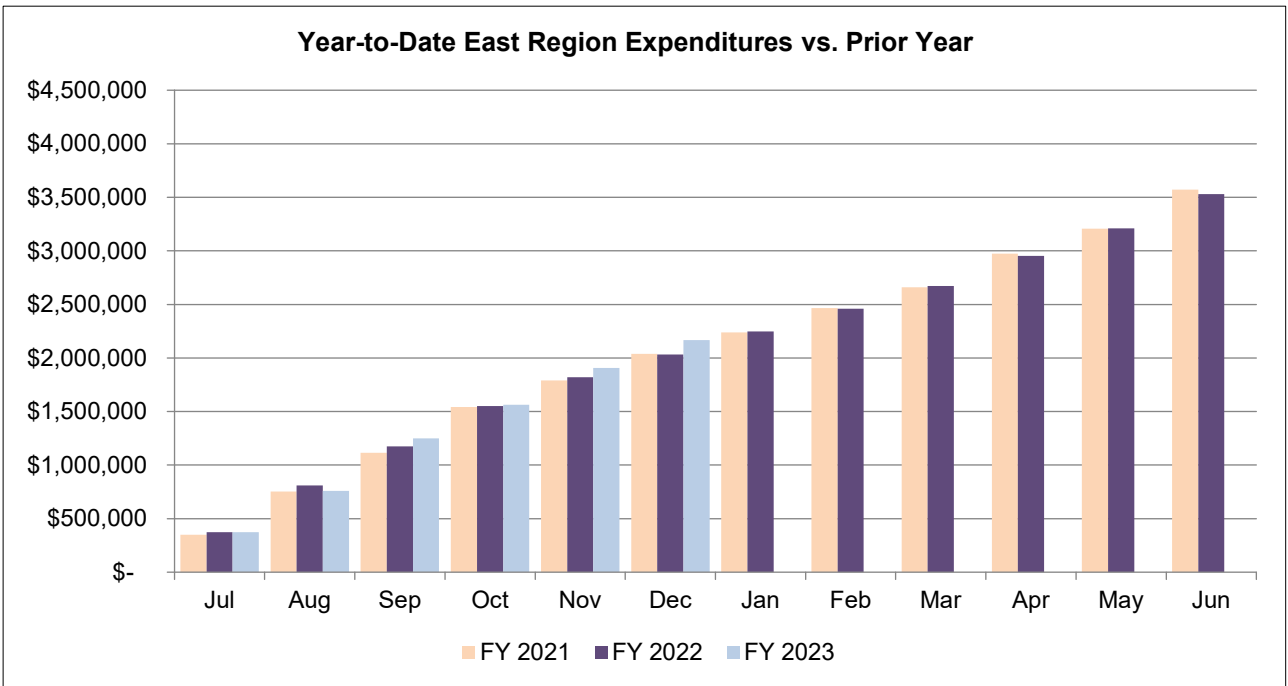
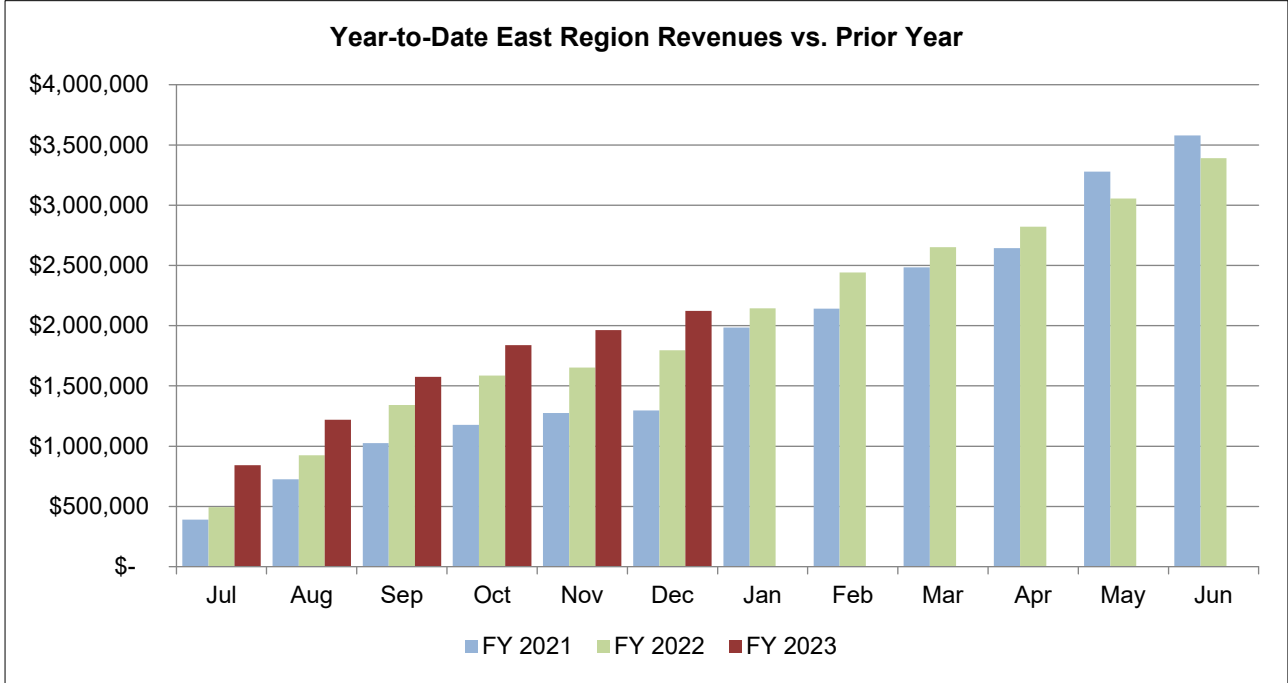
- North Region fiscal year-to-date revenues are up \$626,500 (19.9%) compared to FY 2022
- North Region fiscal year-to-date expenditures are up \$670,400 (22.5%) compared to FY 2022

**Idaho Department of Parks and Recreation
South Region - All Funds
Year-to-Date Revenues and Expenditures
December 31, 2022**



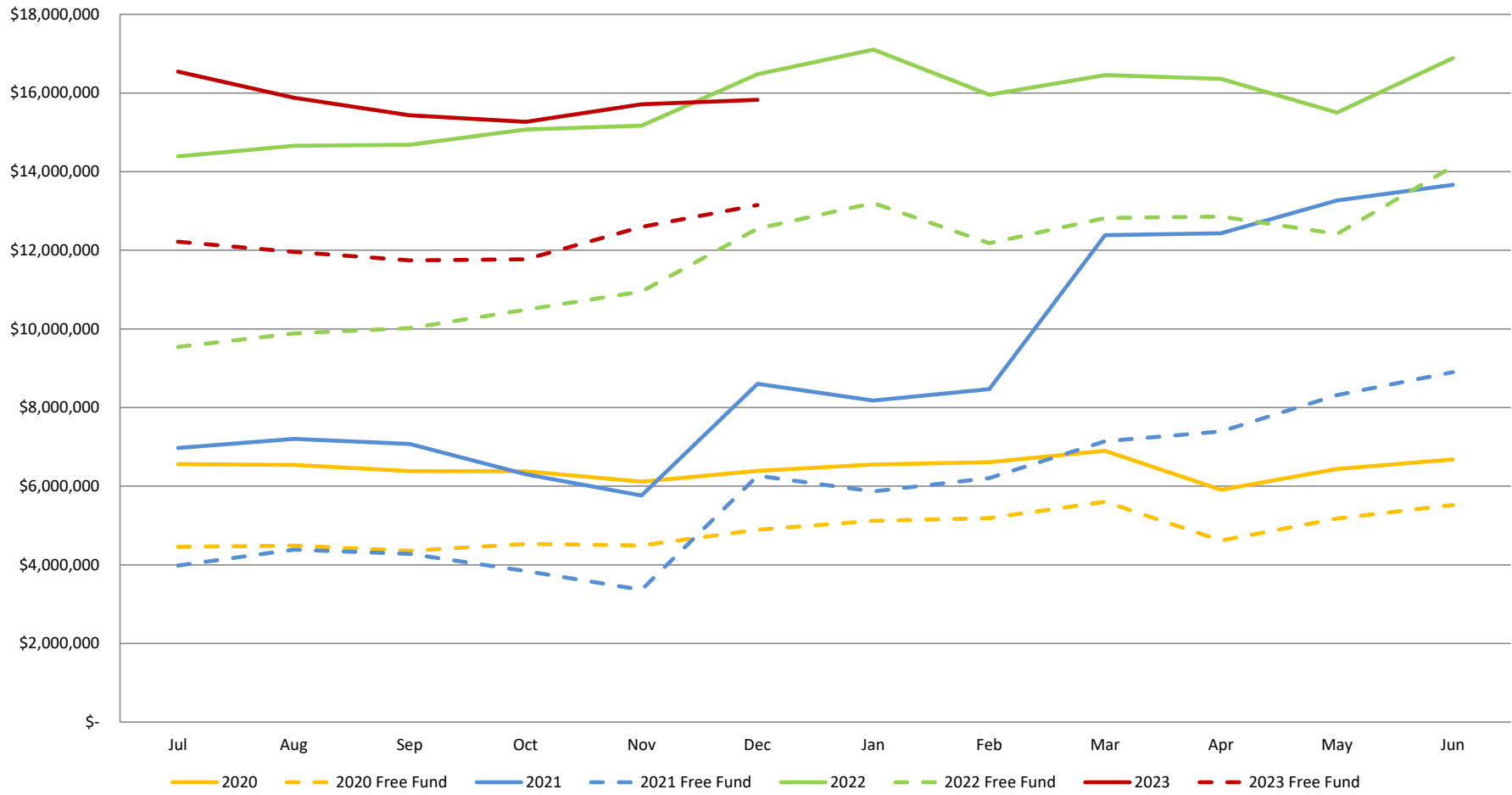
- South Region fiscal year-to-date revenues are up \$349,500 (14.5%) compared to FY 2022
- South Region fiscal year-to-date expenditures are up \$502,200 (22.2%) compared to FY 2022

**Idaho Department of Parks and Recreation
East Region - All Funds
Year-to-Date Revenues and Expenditures
December 31, 2022**

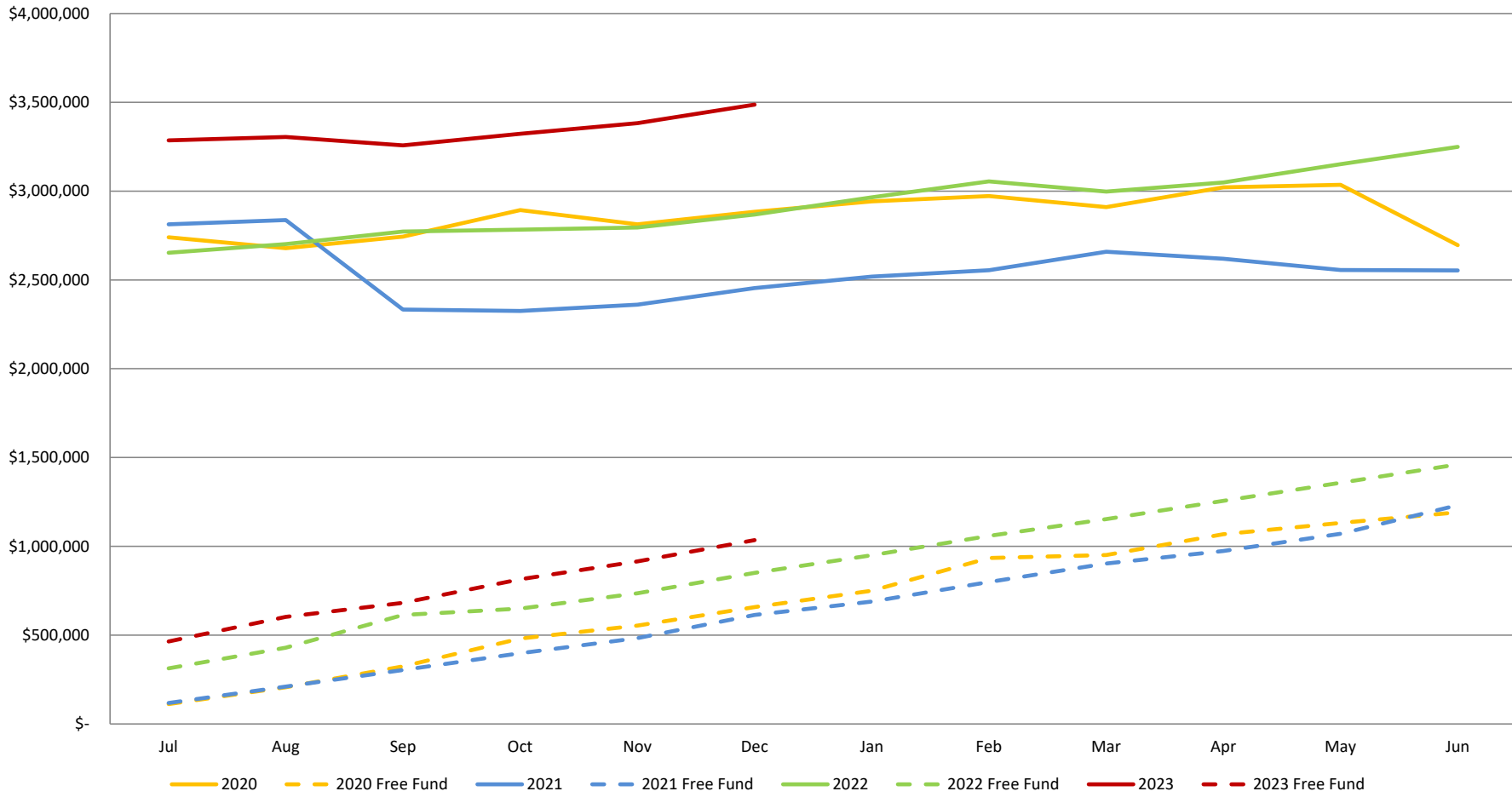


- East Region fiscal year-to-date revenues are up \$328,400 (18.3%) compared to FY 2022
- East Region fiscal year-to-date expenditures are up \$135,100 (6.6%) compared to FY 2022

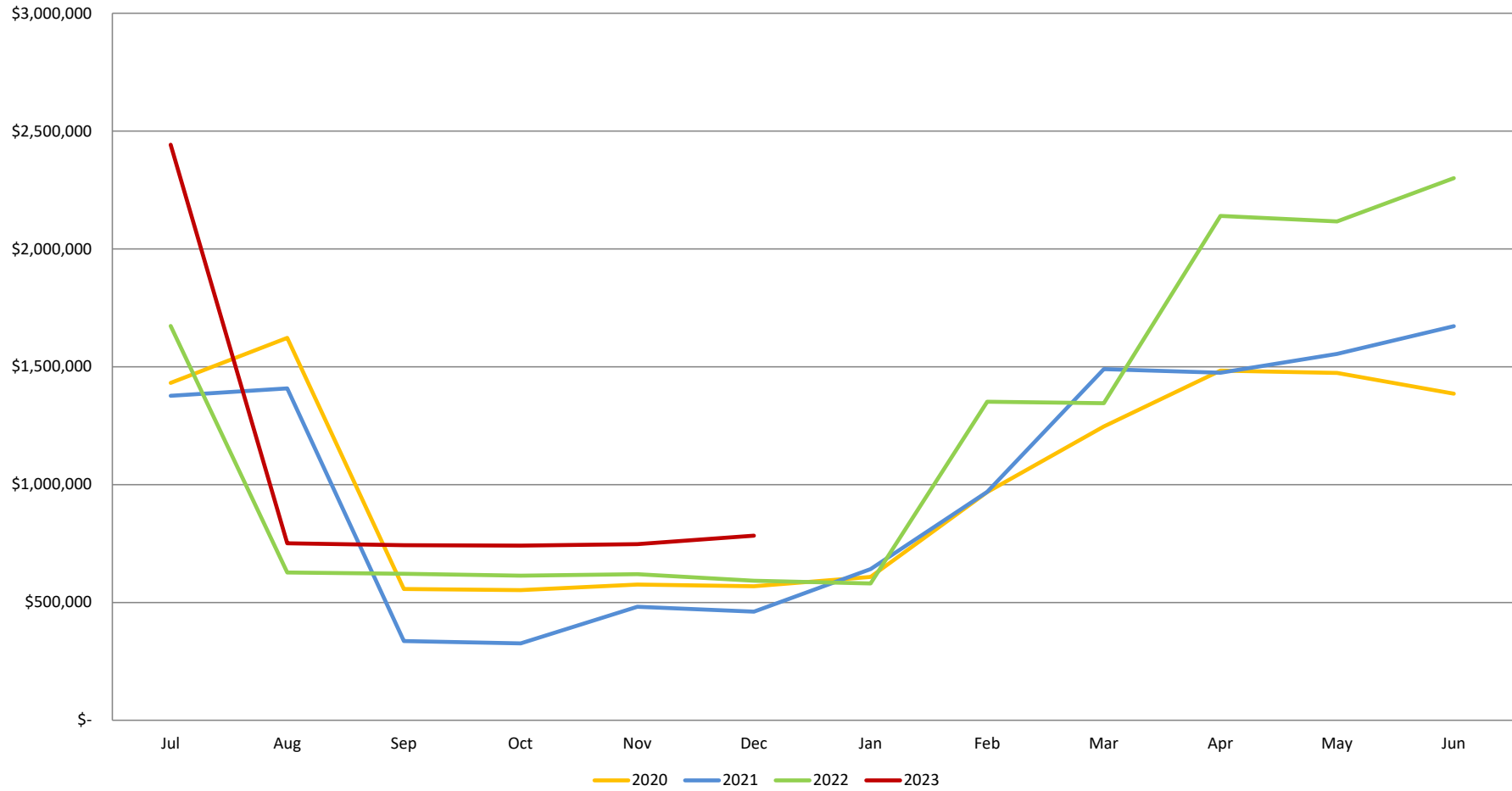
**Idaho Department of Parks and Recreation
Cash Balance Trend - Parks and Recreation Fund (0243)
December 31, 2022**



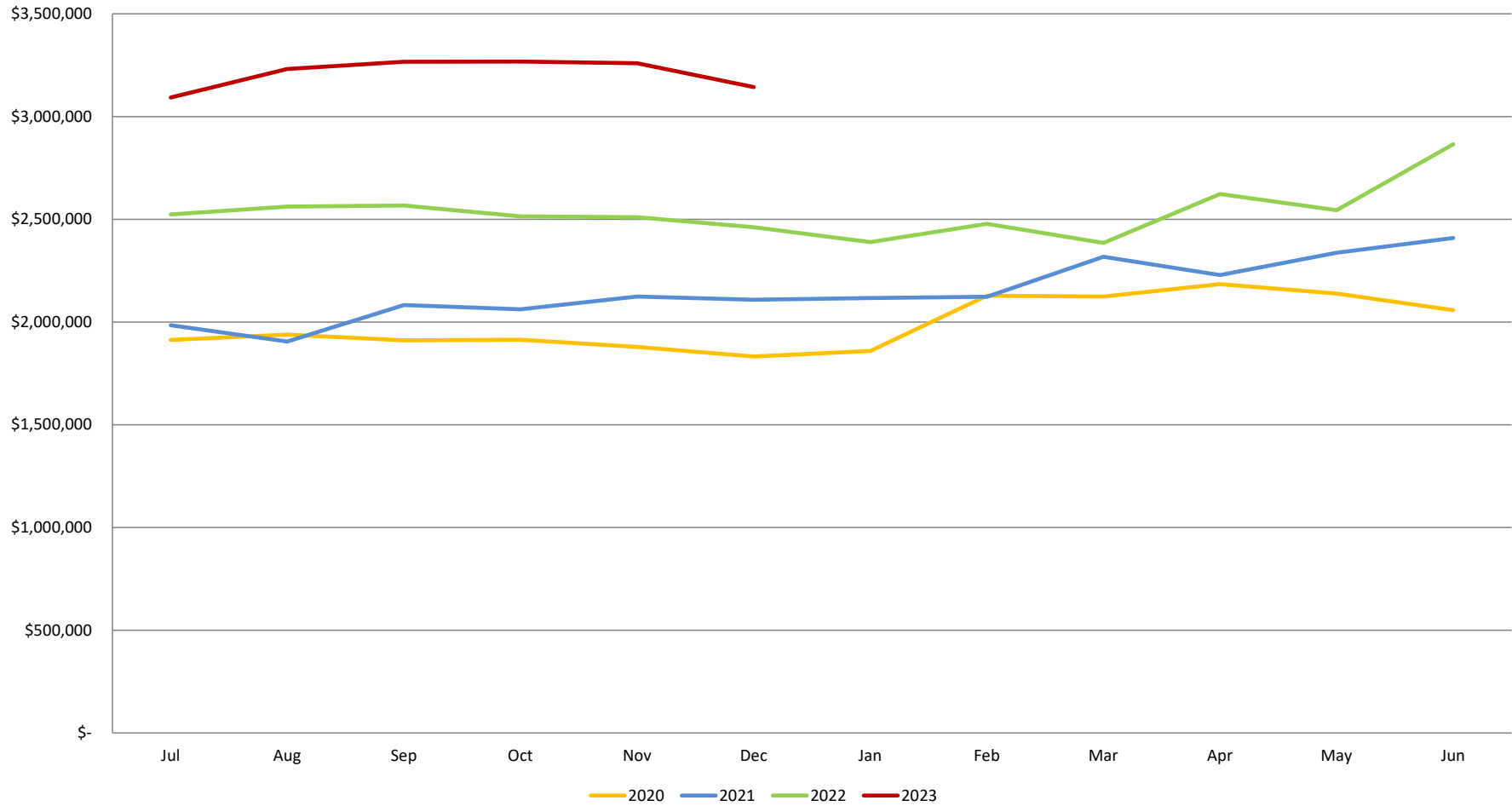
**Idaho Department of Parks and Recreation
Cash Balance Trend - Recreational Fuels Capital Improvement Fund (0247.01)
December 31, 2022**



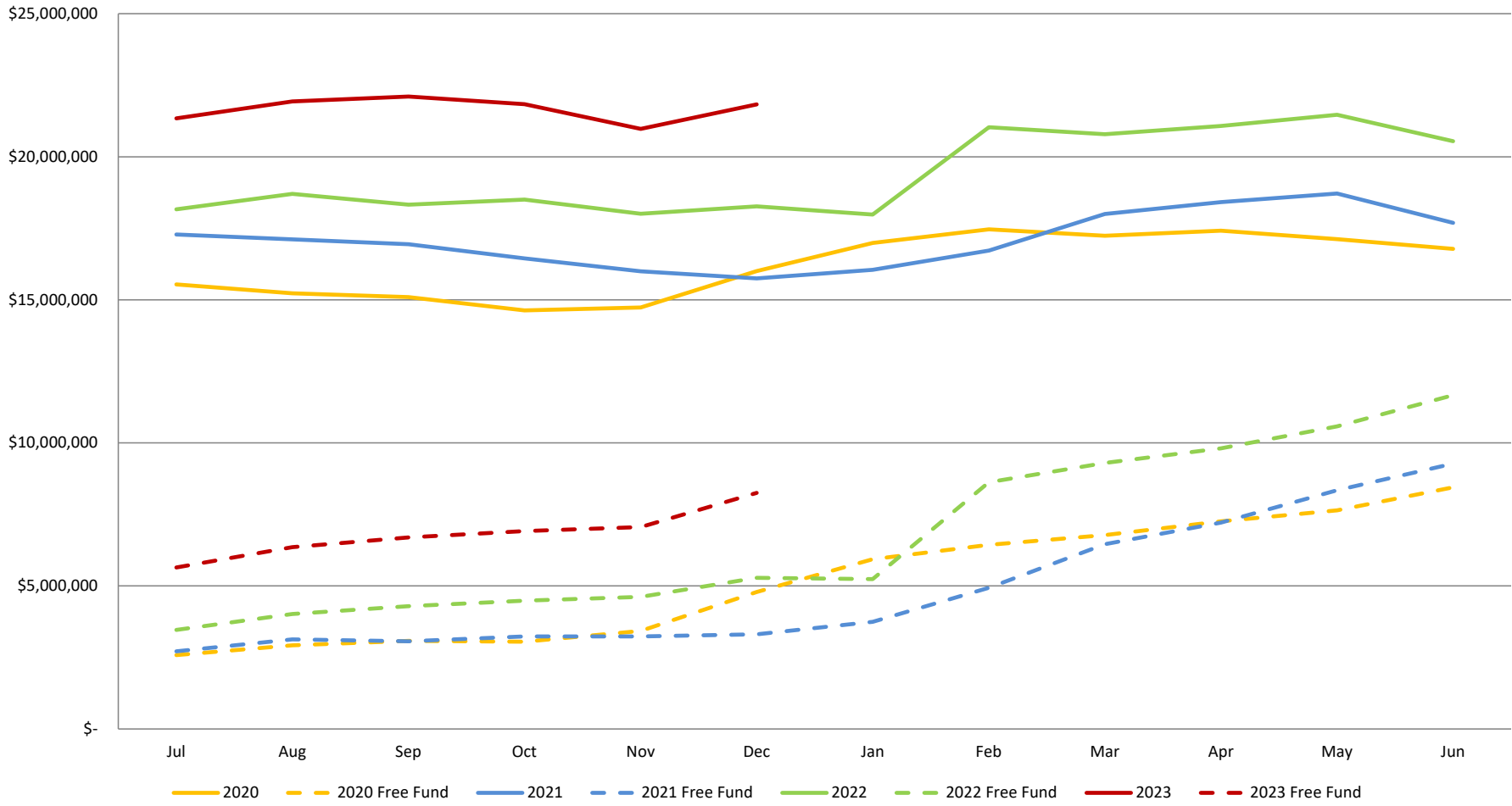
**Idaho Department of Parks and Recreation
Cash Balance Trend - Snowmobile Fund (0250.03)
December 31, 2022**



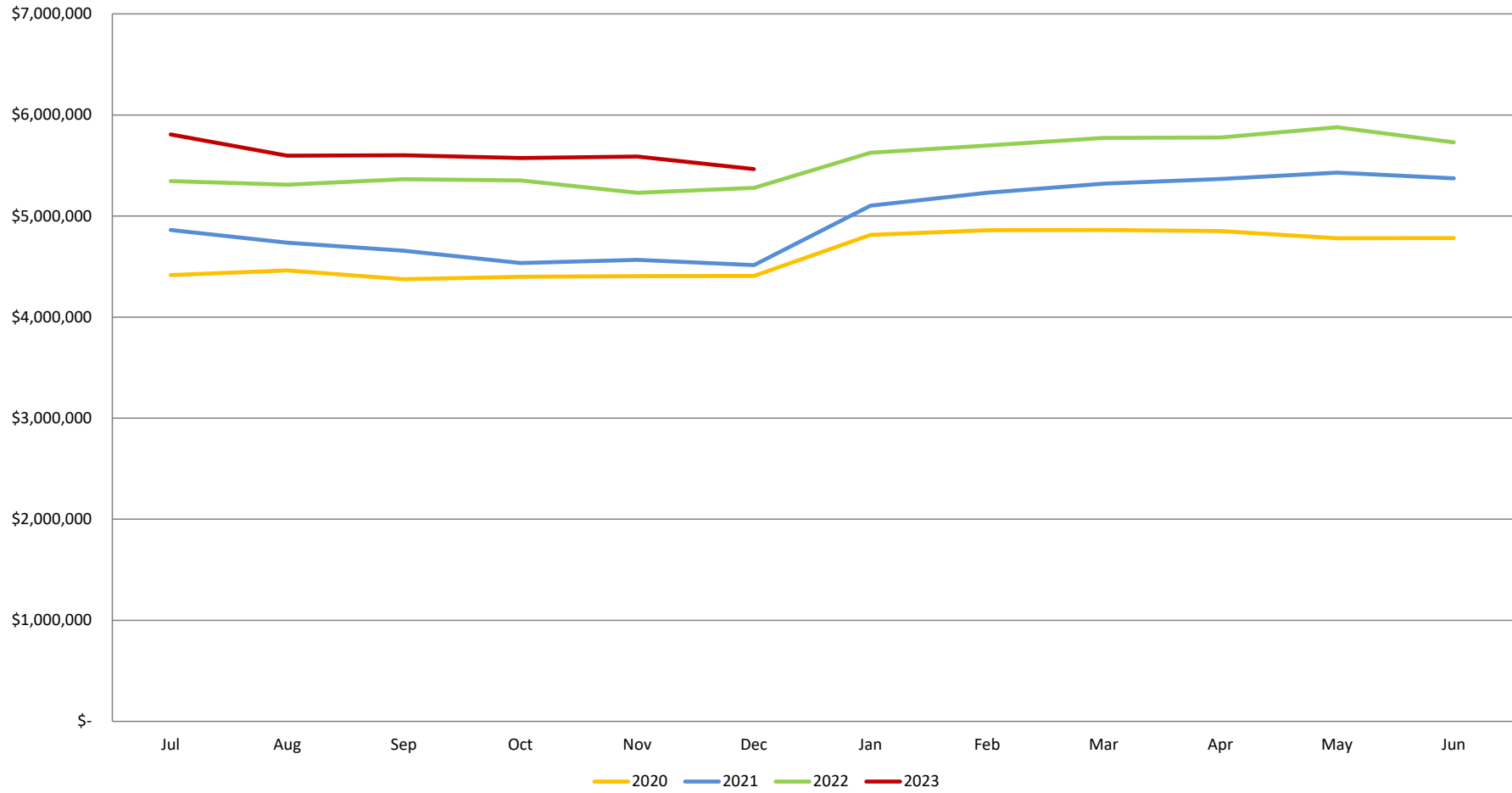
**Idaho Department of Parks and Recreation
Cash Balance Trend - Motorbike / OHV Fund (0250.04)
December 31, 2022**



**Idaho Department of Parks and Recreation
Cash Balance Trend - Recreational Vehicle Fund (0250.05)
December 31, 2022**



**Idaho Department of Parks and Recreation
Cash Balance Trend - Enterprise Fund (0410.01)
December 31, 2022**



Idaho Department of Parks and Recreation
Statement of Cash Balances - FY 2023
as of December 31, 2022

Fund	Description	Beginning Balance	Cash Inflows	Cash Outflows	Cash Balance	Encumbrances	Unobligated Fund Balance
0125	Federal Indirect Cost Recovery	\$ 125,612	\$ 210,181	\$ (162,087)	\$ 173,705	\$ -	\$ 173,705
0243	Parks and Recreation Fund	16,886,267	7,836,530	(8,899,912)	15,822,885	15,388	15,807,497
0243.02	Parks & Rec - Registration Administration	3,107,958	2,081,094	(1,755,211)	3,433,841	-	3,433,841
0243.03	Parks & Rec - Sawtooth License Plate	-	50,829	(21,314)	29,515	-	29,515
0243.04	Parks & Rec - Cutthroat Wildlife Plate	71,276	32,055	-	103,331	82,416	20,915
0243.05	Parks & Rec - Mountain Bike	181,065	30,707	(3,310)	208,462	25,000	183,462
0247.01	Recreational Fuels - Capital Improvement	3,249,224	854,399	(616,600)	3,487,023	-	3,487,023
0247.02	Recreational Fuels - Waterway Improvement	3,238,215	854,399	(489,903)	3,602,712	2,161,323	1,441,389
0247.03	Recreational Fuels - Off-road Motor Vehicles	4,368,708	854,399	(291,179)	4,931,929	738,419	4,193,510
0247.04	Recreational Fuels - Road & Bridge	1,720,502	445,003	(147,989)	2,017,516	520,000	1,497,516
0247.06	Recreational Fuels - Administration	203,479	595,131	(324,056)	474,554	-	474,554
0250.01	Registration - State Vessel	-	1,389,484	(1,389,484)	-	-	-
0250.02	Registration - Cross Country Ski	170,691	71,945	(93,914)	148,723	-	148,723
0250.03	Registration - Snowmobile	2,300,260	339,056	(1,856,166)	783,151	-	783,151
0250.04	Registration - Motorbike	2,865,367	1,032,423	(754,363)	3,143,427	-	3,143,427
0250.05	Registration - Recreational Vehicle	20,545,408	3,673,943	(2,385,392)	21,833,959	7,312,392	14,521,567
0250.06	Registration - State Avalanche Fund	44,547	5,869	-	50,416	-	50,416
0344	Federal ARPA ¹	1,500,000	-	-	1,500,000	-	1,500,000
0344.30	Federal ARPA - SLFRF	-	20,000,000	(2,051,502)	17,948,498	-	17,948,498
0348	Federal Grant Fund ¹	1,074,102	2,711,455	(2,834,628)	950,929	3,734,535	(2,783,607)
0349	Miscellaneous Revenue	91,470	45,450	(76,594)	60,326	-	60,326
0410.01	Enterprise	5,728,667	1,701,720	(1,965,911)	5,464,477	5,599	5,458,878
0496.01	Expendable Trust - Park Donations ²	373,213	39,953	(13,859)	399,306	-	399,306
0496.02	Harriman Trust	1,228,157	203,640	(177,254)	1,254,543	-	1,254,543
0496.03	Park Land Trust	3,448,834	292,003	(234,272)	3,506,564	-	3,506,564
0496.05	Trail of the Coeur d'Alenes	689,017	61,388	(55,961)	694,444	-	694,444
Total		\$ 73,212,041	\$ 45,413,056	\$ (26,600,861)	\$ 92,024,236	\$ 14,595,073	\$ 77,429,164

Notes: ¹ Federal Grant Fund is a borrowing limit and does not represent department cash

² 0496.01 Includes State Trust Outdoor Recreation Enhancement (STORE) Act Funds (see 67-4247)

Idaho Department of Parks and Recreation
Passport Program Revenue FY 2023
as of December 31, 2022

Gross Revenue	FY 2022 December	FY 2023 December	Increase/ (Decrease)	% Change
1-Year Registrations	\$ 161,380	\$ 168,840	\$ 7,460	4.6%
2-Year Registrations	155,780	181,460	25,680	16.5%
Total	\$ 317,160	\$ 350,300	\$ 33,140	10.4%

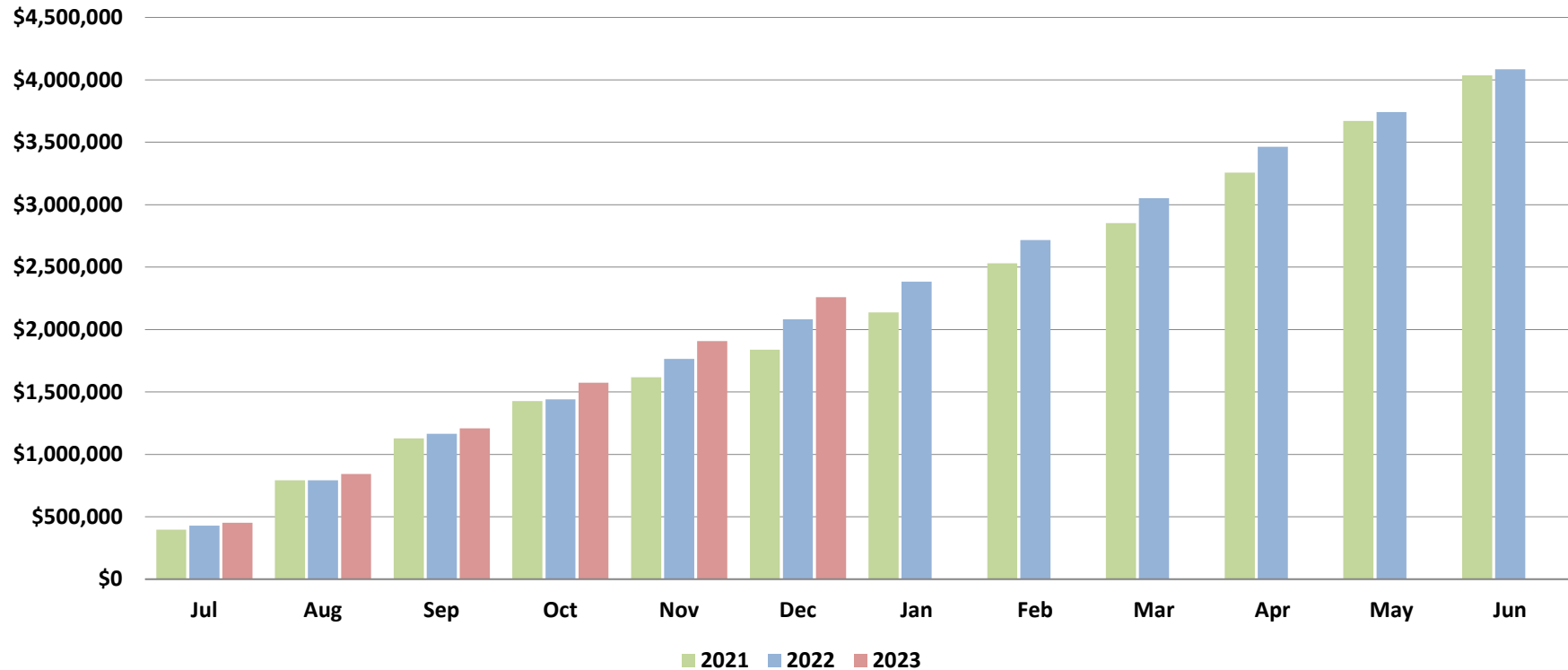
FY 2022 Y-T-D	FY 2023 Y-T-D	Increase/ (Decrease)	% Change
\$ 959,190	\$ 1,003,350	\$ 44,160	4.6%
1,122,330	1,255,280	132,950	11.8%
\$ 2,081,520	\$ 2,258,630	\$ 177,110	8.5%

Transactions

1-Year Registrations	16,138	16,884	746	4.6%
2-Year Registrations	7,789	9,073	1,284	16.5%
Total	23,927	25,957	2,030	8.5%

95,919	100,335	4,416	4.6%
56,117	62,764	6,648	11.8%
152,036	163,099	11,064	7.3%

Revenue Trend by Fiscal Year



Human Resources

**HUMAN RESOURCE REPORT
OCOTOBER - DECEMBER**

IDPR Mission: Improve the quality of life in Idaho through outdoor recreation and resource stewardship.

HR Unit’s Mission: IDPR’s human resources program strives to provide the best in human resource management by recruiting highly qualified candidates as well as diverse and motivated volunteer candidates. Working to maintain an environment that is safe, respectful of each individual and clear in expectations.

HUMAN RESOURCES: Debbie Hoopes, Human Resource Officer

- Provide management of human resource and volunteer functions agency wide.
- Assist management with interviews for vacant positions and ensure talent is deployed to work units in timely manner.
- Manage the updates to the Department’s Random Drug Test program to ensure compliance.
- Presented training at the North, South/East and HQ region meetings.
- Volunteer and seasonal recruitment and networking continue year-round.
- Monitor IT security training and Respectful Workplace Training per state requirement to ensure compliance.
- Updated SharePoint to add relevant information.
- Continue to work with LUMA Capital Human Management team to ensure IDPR has representation for design and implementation slated for 2023. These meetings include areas such as absence management, benefits, occupational health, safety management, employee relations, talent acquisition, development planning, goal management, and performance management.
- Monitor Worker’s Compensation claims and provide coordination among employees, management, and State Insurance Fund for progress and return to work information. Review of safety committee information and documentation. Review of Incident Reporting System which is provided to regions to attempt to mitigate accidents and ensure safety of all staff and volunteers.
- Participated in DHR and LUMA training, meetings.

Worker’s Compensation Data for 2019-2022 (to date):

		Total Losses			
	Claims Count	Total Compensation	Total Medical	*Total Losses	# Current Open Claims
2019	24	\$4,938	\$11,159	\$32,036	2
2020	30	\$7,528	\$204,582	\$246,557	4
2021	27	\$16,3750	\$39,179	\$133,993	15
2022	16	\$990	\$22,156	\$128,369	6

*Total Losses figures do not include reserves which are costs set aside for ongoing claims.

TURNOVER

Fiscal Year	Begin Count	End Count	Avg Emp	Number of Separations	Turnover Rate	State
2020	144	146	145	17	11.7%	15%
2021	146	146	146	23	15.8%	18.9%
2022	147	142	145	29	20.1%	21.8%
2023	142	154	148	15	10.1%	10.1%

VOLUNTEER PROGRAM: Kathryn Hampton, Volunteer Services Coordinator

Internship Update

- Program Set Up:
 - IDPR Internship Guidelines created
 - IDPR internship agreement form
 - IDPR staff internship request form
 - IDPR Internship readiness checklist
 - Park Ranger Assistant internship template
- Working with BRU to bring on interns starting spring/summer 2023
- Working with HEL to bring on interns starting spring/summer 2023
- working with PON to bring on interns starting spring/summer 2023

Volunteer Program Update

- 81,411 volunteer hours recorded for 2022
- 137 volunteer applicants available for hire
- At least 32 active volunteers enrolled through the online application process

Seasonal Applicant update

- Received 67 seasonal employment applications through online application process

PAYROLL & RECRUITMENT: Lupe Arteaga, Human Resource Specialist

Maintain payroll and benefit services for all employees, process and onboard new hires and separations as well as any demographic changes throughout the year.

Coordinate the recruitment process and assist with interviews, reference checks and new hire processes.

Upcoming Job Fairs:

CSI Natural Resources & Agriculture Job Fair (01/31/2023)

Boise State Career & Internship Fair (02/08/2023)

West Ada School District Career Fair (02/17/2023)

Headquarters

Heidi Burks – Contract Manager

Current Openings:

Non-Motorized Trails Program Coordinator (review of applications)

AA1 Operations – Interviews

Project Manager 1 (pending offer letter)

North Region

Tyler Barron – Hells Gate State Park (seasonal promoted to Ranger)

Lauren Emmert – Winchester State Park

Christine Briggs – Priest Lake State Park

Current Openings:

Maintenance Craftsman, Sr – Heyburn State Park

Hells Gate State Park Manager 3

Ranger – Old Mission State Park (pending offer letter)

Ranger – Heyburn State Park (pending offer letter)

South Region

Trish Hendrickson - Bruneau Dunes State Park

Current Openings:

Eagle Island State Park Manager 3

Maint Craftsman, Senior – Three Island State Park

East Region

Julia Hershberger – Harriman State Park (seasonal promoted to Ranger)

Nathan Powers – Construction Manager 1

Current Openings:

Harriman State Park Manager 3

Management Services



MANAGEMENT SERVICES QUARTERLY REPORT

October – November – December 2022

Second Quarter, FY2023

Management Services Administrator

Adam R. Zaragoza

IDPR Mission

Improve the quality of life in Idaho through outdoor recreation and resource stewardship.

Management Services Administrator Primary Functions

- Provide management services staff with the necessary tools to succeed in their jobs and provide leadership and direction for registration, reservations, grants, fiscal and development programs.
- Work with Operations Administrator (Troy Elmore) to identify needs of the operations staff and assist in meeting those needs.
- Proactively work to meet the Director and Board priorities, projects, concerns and implement the agency's strategic plan.

Administrative Duties

- Focus on supporting the team members and providing them the tools to do their jobs effectively and enjoy what they are doing.
- Continual review of agency policies, interpretations and where updates may be needed.
- Continual review of parks and where possible expansion opportunities exist.
- Continue to work on various projects for the agency.

Major Tasks

October 3rd to 7th: Continued management support to the administration staff. Attended the JFAC tour at Bruneau Dunes on October 5th. Discussed the contracts officer position with HR, and worked with legal on issues at Billingsley Creek.

October 10th to 14th: Visited Harriman and Henry's Lake with one of our engineering partners regarding upcoming projects. Met with Fremont County engineering staff to discuss Henry's Lake sewer. Met with the City of Ashton staff regarding the Visitor Center and dump station, as well as did a home inspection of the house in Ashton.





October 17th to 21st: Spent a few days in North Idaho. Had meetings with Department of Lands representatives in Priest River and Sandpoint. Reviewed locations with DEQ for the proposed bike in campground in the Silver Valley. Visited Heyburn regarding the water line break and met with the ITD District Engineer regarding the construction of Highway 54, near Farragut. Survived parent teacher conferences.

October 24th to 28th: Continued meetings regarding the Sheridan Acquisition. Met with the Deputy Directors from Fish and Game regarding outdoor recreation. Visited Castle Rocks State Park with Director Buxton and DFM Administrator Alex Adams. While at Castle Rocks, had a dinner with NPS representatives and our regional manager Wallace Keck. Wallace provided an excellent overview of IDPR's partnership with the NPS.



October 31st to November 4th. Attended via zoom the South/East Manager meeting. Continued administrative and legal support of the agency's operations.

November 7th to 11th: Attended the quarterly Board Meeting in Twin Falls. Continued administrative and legal support of the agency's operations.

November 14th to 18th: Had meetings with the Division of Public Works to continue to strengthen our relationship. Visited with Fish and Game regarding Horsethief Reservoir. Continued administrative and legal support of the agency's operations.

November 21st to 25th. Conducted the Contracts Officer interviews. Continued project discussions for Eagle Island's Campground and Ponderosa's Kokanee Cove. Thanksgiving Holiday!

November 28th to December 2nd: Continued the Contracts Officer interview process. Attended the North Region Managers meeting in Coeur d'Alene. Discussed with staff the proposed campground locations and toured a potential house adjacent to Farragut State Park. Met with the Governors Budget office regarding our FY24 budget. Attended a farewell lunch for Erik Bush.

December 5th to 9th: Conducted second round of Contracts Officer interviews. Attended meetings regarding our rules and upcoming legislation. Continued to work on projects and support for the team.



December 12th to 16th: Met with our engineering team and Ponderosa State Park Manager Linde regarding the Kokanee Cove development. Director Buxton and I visited with Representative Horman in Idaho Falls, met with the Ashton Teton staff and the Mayor of Teton. Attended a meeting with the City of Ashton and met with Senator Van Burtenshaw.

December 19th to 23rd: Met with DFM Administrator Adams regarding our FY24 budget. Meetings with our engineering and contracting partners. Worked with our AG regarding potential legal issues at Billingsley Creek. Brought the twins into work one day so they could spread holiday cheer (and germs).

December 26th to 30th: Enjoyed the holidays with the family at Ponderosa State Park. Thanks to Matt Linde and his crew.

Natural Resources

NATURAL RESOURCE MANAGEMENT PROGRAM – KEITH JONES

Mission

Help protect and enhance the natural resources of Idaho State Parks.

Goals

- Assist parks with forest and/or land management activities that promote resource health and safety, while meeting the objectives of the park.
- Assist parks with weed control efforts.
- Help parks with wildfire hazard mitigation.
- Develop a working network with natural resource professionals, partner agencies, and organizations that will benefit IDPR.

Quarterly Program Report

- Conducting interviews in February in cooperation with IDL for the shared forester position for Heyburn, McCroskey, and Mowry State Parks.
- The “Park Beetles” salvage timber sale at McCroskey is progressing well. This project is a direct response to a Western Pine beetle outbreak and will facilitate expedited beetle infested tree removal reducing negative impacts to the residual stands. Cutting is scheduled to be completed this winter/spring. The Project is treating 234 acres of Ponderosa Pine heavily infested with Western Pine beetles and overcrowded Douglas fir, removing approximately 2.5 million board feet resulting in a Ponderosa/ Douglas Fir stand of 30 – 45 trees per acre, more representative of a fire adapted stand that historically dominated the site. The site will be re planted with Ponderosa Pine and western Larch within 5 years of harvest. This salvage/restoration project will generate \$380,000 for the McCroskey endowment.
- Planning a reforestation project for an area in Heyburn that has not naturally regenerated. Roughly 10,000 Ponderosa Pine seedlings will be planted with proceeds from the Landscape scale grant we received 3 years ago.
- In field recon stages for three direct timber sales: the first will be at Heyburn to address a Douglas Fir Beetle outbreak and root rot issues near the Parks equestrian camping area on the south side. The second is also at Heyburn and will address a western pine beetle outbreak in a ponderosa Pine stand on the northside of the park. The third will address tree clearings for future development and access to the Kokanee cove project at Ponderosa State Park.
- Planning a timber sale at Farragut State Park that will address tree removal for development projects in the thimbleberry and Peterson areas of the Park as well as a forest health thinning on adjacent areas.

- Working on a vegetation management plan for the B and C loops of Winchester Lake State Park.
- Hazard fuel mitigation work was completed at Ponderosa State Park. This work mechanically treated approximately 10 miles of road edge vegetation improving visibility and creating an extra 50 feet of shaded fuel break improving the Parks wildfire resistance and access. Remaining slash piles from the MeadowMarshII timber sale were also burned this fall.
- Completed work with the Southern Idaho Timber protection assoc. to put together a comprehensive prescribed burn plan for Ponderosa State Park. This process will allow the Park to manage their “fire adapted” Ponderosa Pine stands in as natural state as possible as we mimic historical fire intervals to manage the competing vegetation on the managed sites in the park. The first phase will be conducted in the MeadowMarsh II Ponderosa pine restoration project area where we will burn the remaining piles in the area as well as broadcast burn 1 unit (7acres) in the project area next Spring (2023).
- Working with IDL to set up direct timber sales to address the overmature and failing Grand fir in and around the Lionhead campground at Priest Lake, and thin a stand around a day use and camping area at Farragut to address public access and forest resilience.
- Traveled to Eagle Island to work with staff on hazard tree removals. I will also visit Lucky Peak, Walcott, and 1000 Springs this winter/spring for hazard tree assessments and vegetation management planning.
- Planning cooperative projects to address the proliferation of yellow flag Iris in and around Heyburn, the Trail of the Coeur d Alenes and Farragut. These projects will enlist the help of Federal, State, county, municipal, and citizen volunteers to help control this invasive species in prioritized areas in the Parks.
- In coordination with representatives from IDL and IDFG, completed drafts for agency exec staff review that will update the existing MOU’s for our shared forester positions, as well as the interagency timber management MOU.
- Working in collaboration with Idaho Fish and Game, IDL and the Nez Perce tribe at Winchester Lake State Park, we mechanically and hand treated hazard fuels and competing vegetation on 30 acres in the park on Ponderosa Pine sites that were thinned two decades ago. The thinning and piling work are complete, with pile burning to take place next fall/winter.
- Continuing to explore options and opportunities to reestablish native plant communities or less water dependent landscapes in and around the developed areas at Bruneau Dunes State Park.

- Continue working with the Parks to create their top five natural resource project priorities. This will be in alignment with the development process and will help maximize collaboration, identify, and allocate potential alternative funding sources for projects, minimize any duplication of efforts, and create complete projects that are turnkey for the Parks and public to enjoy (from design/construction to restoration and re vegetation).
- Working with Ponderosa Park staff, SITPA, Idaho Firewise and IDL Payette office to create a “fire adapted Park” interpretive trail to showcase the lessons and values of restoring and maintaining the natural fire adapted Ponderosa Pine stands that are found in the park.

Operations

OPERATIONS DIVISION QUARTERLY REPORT

October-November-December 2022

OPERATIONS DIVISION: TROY ELMORE, ADMINISTRATOR

Mission

To improve the quality of life in Idaho through outdoor recreation and resource stewardship.

Goals

1. To provide leadership and direction for the ongoing daily operations of Idaho State Parks, the IDPR Recreation Bureau, and the Natural Resources Management Program.
2. To leverage existing resources to provide staff with the necessary tools to accomplish the mission of the Idaho Department of Parks and Recreation.

Administrator's Report

- Participated in monthly manager meetings.
- Conducted weekly, region manager teleconference calls.
- Participated in JFAC tour at Bruneau Dunes State Park.
- Met with new State BLM Director Karen Kelleher in Boise.
- Conducted Harriman Manager 3 interviews. Did not result in a hire. Going back out with announcement in January.
- Conducted Contract Officer Interviews. Hired Heidi Burks from Boise.
- Visited 1000 Springs State Park. Hiked River Trail to Bonnie view house.



Visiting 1000 Springs State Park

- Attended renewable energy agency meeting hosted by BLM. They discussed the ongoing demand for renewable energy projects and discussed current projects and stages of planning.
- Attended Valley County Commissioners meeting regarding endowment lands.
- Participated in south and east combined region meeting in Burley.
- Participated in north region all staff meeting in Coeur d' Alene.
- Participated in headquarters all staff meeting in Boise.
- Participated in Operations Manager meeting in Boise.

- Met with Lead Deputy Attorney General, Joy Vega to discuss legal updates and prioritize our legal project requests.
- Attended November quarterly IDPR Board Meeting in Twin Falls.
- Attended Ranger Roundup at Ponderosa State Park.



Rangers learning about safe chainsaw protocols at Ranger Roundup

- Met with Glenn's Ferry Mayor William Galloska, Elmore County Commissioner Crystal Rodgers, and Elmore County Rural Development Christy Acord to discuss airport, park signage in town, and toured boat ramp on Snake River near Hammett.
- Met with U.S. Army Corps of Engineers to discuss Dworshak lease which is still in the process of negotiating final language for the agreement.

Recreation Bureau

Motorized Trails Program:

The following is a list of activities that have been recently completed by the Motorized Trails Program. This is in addition to the routine tasks of answering questions from the public and routine tasks around the office.

- All trails and education staff attended National Avalanche School held in S Jordan UT. All staff completed courses and passed exams.
- Attended Idaho State Snowmobile Association annual convention in Boise ID, hosted by the Boise Snowmobile club.
- Participated in OHV Law Enforcement curriculum development for upcoming Idaho OHV LE Academy.
- Attended Idaho Snow Show held in Nampa, ID. Staffed booth space with local clubs educating public on snowmobile rules and regulations as well as promoting our Avalanche Awareness classes and selling registration stickers.
- Held 16 pre-season Avalanche Awareness with a total of 256 public in attendance. These were the two-hour classes, not the full field classes.
- Education and trails staff participate in working group with Sawtooth Avalanche Center, Gallatin AC, Bridger-Teton AC, and Utah AC to promote avalanche safety in Eastern Idaho.
- Attended various county grooming program pre-season and monthly grooming meetings and re-installed updated tracking equipment on statewide fleet of groomers for winter mapping program.
- Wrapped up summer field season – work completed below by region and statewide ATV trail rangers

2022 Trail Work Totals

Trail Rangers

REGION	MILES CLEARED	NUMBER DOWNFALL	TREAD WORK (FT)	WATER BARS	ATV	MC
NORTH	430.1	4372	164	121	36.1	391.3
SOUTH	800.9	2,480	383	414	48	765.3
EAST	917	4838	288	155	390	527
Totals	2,148.00	11,690	835	690	473.90	1,683.60

ATV Trail Rangers

REGION	MILES CLEARED	NUMBER DOWNFALL	TREAD WORK (FT)	WATER BARS	ATV	MC
STATEWIDE	198.3	691	276	23	198.3	0
Totals	198.30	691	276	23	198.30	0.00

REGION	MILES RECONSTRUCTED	MILES CONSTRUCTED	DIPS CONSTRUCTED	DIPS CLEANED	STUMPS REMOVED	ATV	MC
NORTH	37.25	1	93	219	106	38.25	
SOUTH	73.25	2.5	228	435	96	75.75	
EAST	14.7	0.3	27	56	0	15	
Totals	125.2	3.8	348	710	202	129	0

Sutter 300

REGION	MILES RECONSTRUCTED	MILES CONSTRUCTED	DIPS CONSTRUCTED	DIPS CLEANED	STUMPS REMOVED	ATV	MC
NORTH	4.4	0	7	15	0	0	4.4
SOUTH	0	0.9	0	0	55	0	0.9
EAST	0	0	0	0	0	0	
Totals	4.4	0.9	7	15	55	0	5.3

Boating Program:

The following is a list of activities that have been recently completed by the Boating Program. This is in addition to the routine tasks of answering questions from the public and county marine deputies, grant administration, preparation for various training courses, attending county waterways committee meetings, and ordering of equipment and supplies.

- This fall, boating program staff assisted with the installation of 3 new Life Jacket Loaner Station kiosks. One is located near American Falls at the Snake River Vista Recreation site and the two others are at Barber Park in Boise.
- Boating program staff provided education and outreach to boaters at several community events including the Western Idaho Fly Fishing Expo, Ducks Unlimited events, and Canyon County Boat Idaho classes.
- IDPR’s application for the Coast Guard’s Recreational Boating Safety grant gained preliminary approval with an expected 2023 allocation of up to \$2.7 million.
- Boating program staff are preparing to host the 2023 Marine Advisory Committee (MAC) meeting in January. Over 40 marine law enforcement deputies from around the state are expected to attend.

Non-Motorized Trails Program:

In addition to the routine duties as required with the Non-Motorized Backcountry Yurt Coordinator position, the following are 2022 fourth quarter completed projects and 2023 project projections by the Non-Motorized Trails Program:

- Met with the new Idaho City Ranger District Ranger, Joshua Newman (2022)
- Major upgrades were completed on Banner Ridge and Elkhorn Yurts (Fall 2022).
- Application submitted (Fall 2022) to relocate Skyline Outhouse in Spring 2023.
- Hwy 21, from Moore's Creek Summit to Beaver Creek Summit will be closed On Monday through Thursday Afternoons from July 4th (ish) through the end of August 2023 for resurfacing.
- Due to this road closure, we have plans for a more calculated focus on mitigating and clearing the ICY trails in 2023. We have reached out to ITA asking for their assistance in doing so.
- Zane Patterson and Mitch Kolosky are being cross trained to assist Todd Thayer as groomer operators in 2022/23.
- The Backcountry Yurt program was featured in the Boise Lifestyle Magazine (Jan 2023).

Collaborative/Land Access Program:

The following is a list of activities recently completed by the Collaborative Program.

- New staff member assumed duties in November of 2022 as *Land Access Coordinator*.
- Staff pursued national-level communication and commented officially to US DOT to represent interest of IDPR Grant Program and its beneficiaries in the matter of Buy America Act purchasing restrictions affecting RTP and other grant programs. Purchases by grant recipients for materials and equipment such as trail groomers may be severely restricted or impossible without a waiver program under US DOT rules.
- From November into January, staff analyzed impact on recreation access and submitted formal comment for **ten** separate public land use planning processes ranging from initial scoping to final environmental impact statement and records of decision.
- Five official commentaries on land use plans are due over the next month, and the list is ever growing with federal funding apparently driving proposals affecting recreation access often within scope of vegetation management projects.
- Staff has established or re-established communication with several cross-agency personnel at BLM, Forest Service, and Idaho Department of Lands in pursuit of coordination and cooperation in advancing recreation access.
- Staff performed a broad review of in-process land use plans across all of Idaho's National Forests and BLM regions to assure all recreation trail access opportunities are visible and being pursued, and has communicated to Trail Program staff with findings.
- Several trail route errors, changes, or additions were discovered and communicated to GIS specialist for updating of the Trail Map web application.
- Staff attended LEO OHV Academy reveal, ISSA Convention (snowmobile state association), multiple Idaho Office of Species Conservation and Office of Energy & Minerals (State Family)

meetings for land use planning, and monthly Payette Forest Coalition and Boise Forest Collaboratives.

- Staff continues participating, or establishing contact anew, with Collaboratives such as Hells Canyon, Clearwater Basin, and Panhandle Forest, as any convene business.
- Staff outreach to clubs and user community representatives is underway and ongoing as relationships are developed, including with statewide associations IRC & Idaho ATV/UTV, and local user groups such as TVTMA and Idaho UTV.

Reservation & Registration

**RESERVATION & REGISTRATION (R&R) PROGRAM QUARTERLY REPORT
October – November – December '22**

RESERVATION & REGISTRATION PROGRAM – SETH HOBBS

Mission

The R&R program proudly supports IDPR's customers. The program's scope of responsibility includes oversight of IDPR's camping resources, statewide retail sales, including permits, and the department's recreational registration program for snowmobiles, boats, and off-highway vehicles. The program also distributes registration funds to communities and other agencies statewide to develop and maintain trails, facilities, and programs for motorized recreation.

Registrations/Permits

All sales are on par with the previous year's sales. With the sales of two-year Snowmobile and OHV stickers, numerous customers have asked for the ability to obtain two-year boat registrations. Providing two-year boat registrations will reduce the frequency of customer interactions for staff and the overhead cost associated with single-year sales.

Vehicles/Permits	Oct-Dec 2022	CY 2022
Boat	8,840	95,174
OHV 1 yr	1,981	51,970
OHV 2 yr	2,215	83,474
OHV 1 yr Non-Res	77	11,600
OHV 2 yr Non-Res	55	7,918
Snowmobile 1yr	15,163	22,974
Snowmobile 2yr	10,862	12,842
Snowmobile - Non-Res 1yr	5,046	15,666
Snowmobile - Non-Res 2yr	379	629
Snowmobile - Rental	1,120	1,324
PAISS Non-Motorized	2,027	118,596
PAISS Not Reg. in Idaho	212	11,694
Park N Ski 3-Day	333	1,451
Park N Ski Annual	1,412	2,535
Motor Vehicle Entry Fee	204	3,018
OHV MVEF	67	1,319
Totals	49,993	442,184

Fee Team

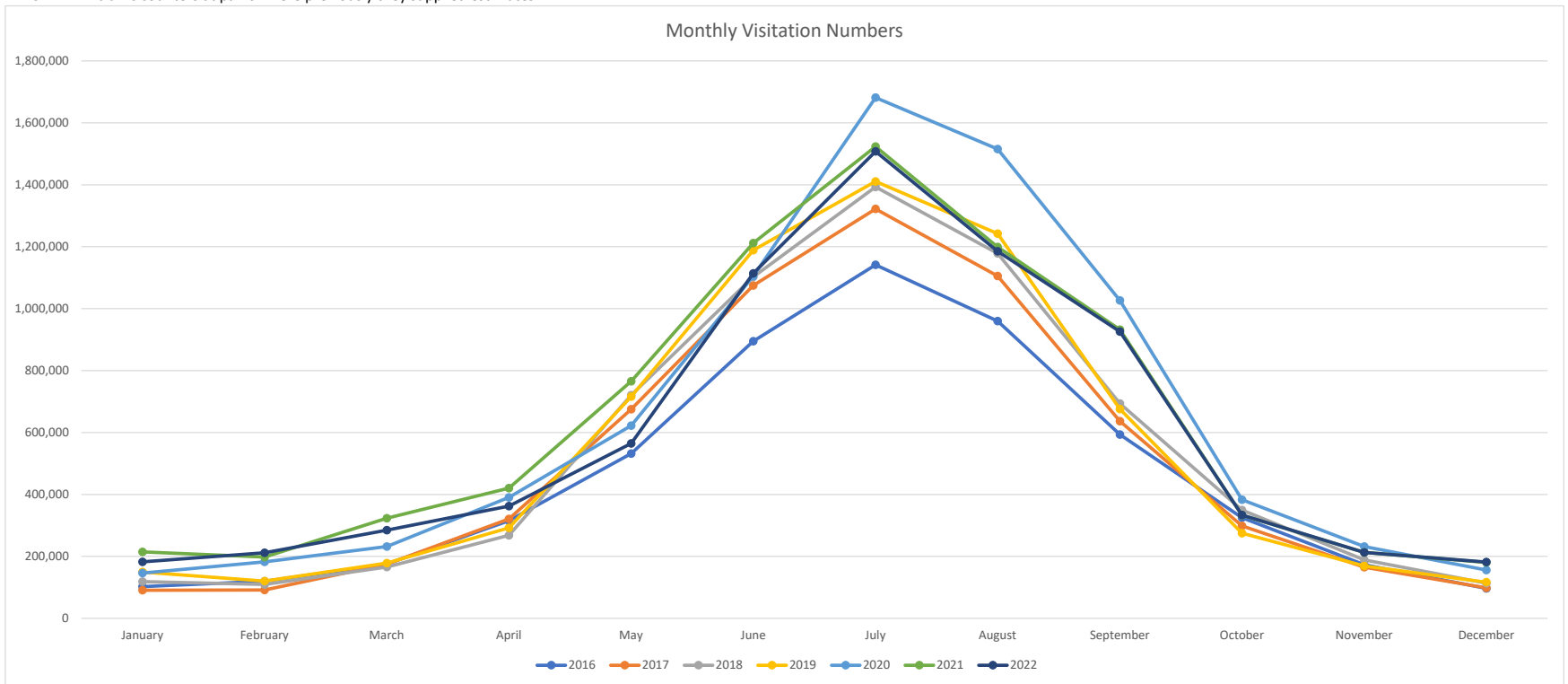
IDPR staff will be going through a fee review process this winter. We have established a fee team that includes two staff members from each region. We will review all fees based on the guidance in IDPR Fee Policy 4010 and have any updated fee recommendations for the Boards review during the May board meeting.

YoY Monthly Visitation Numbers

	January	February	March	April	May	June	July	August	September	October	November	December	Yearly Total	%Δ
2016	102,277	119,825	175,565	315,384	531,894	894,895	1,141,430	959,975	593,570	324,765	173,190	96,633	5,429,403	
2017	90,644	91,687	174,999	320,676	675,271	1,074,921	1,321,952	1,105,086	636,383	298,594	164,831	98,152	6,053,196	
%Δ	-11.37%	-23.48%	-0.32%	1.68%	26.96%	20.12%	15.82%	15.12%	7.21%	-8.06%	-4.83%	1.57%		11.49%
2018	118,787	109,489	165,542	268,192	720,522	1,102,401	1,393,051	1,178,227	693,372	349,708	188,641	113,424	6,401,356	
%Δ	31.05%	19.42%	-5.40%	-16.37%	6.70%	2.56%	5.38%	6.62%	8.96%	17.12%	14.45%	15.56%		5.75%
2019	149,695	119,999	178,091	292,065	715,831	1,188,495	1,410,846	1,242,443	675,857	274,821	168,919	116,507	6,533,569	
%Δ	26.02%	-9.60%	7.58%	8.90%	-0.65%	7.81%	1.28%	5.45%	-2.53%	-21.41%	-10.45%	2.72%		2.07%
2020	146,056	182,373	231,826	390,317	622,386	1,104,606	1,681,457	1,515,113	1,026,778	382,970	231,879	155,821	7,671,582	
%Δ	-2.43%	51.98%	30.17%	33.64%	-13.05%	-7.06%	19.18%	21.95%	51.92%	39.35%	37.27%	33.74%		17.42%
2021	214,821	197,740	323,238	420,500	765,560	1,211,475	1,523,376	1,198,955	932,236	332,849	212,813	180,604	7,514,167	
%Δ	47.08%	-8.43%	39.43%	7.73%	23.00%	9.67%	-9.40%	-20.87%	-9.21%	-13.09%	-8.22%	15.90%		-2.05%
2022	182,627	211,845	284,580	362,331	564,638	1,113,869	1,507,667	1,185,488	926,060	333,462	212,769	181,552	7,066,888	
%Δ	-14.99%	7.13%	-11.96%	-13.83%	-26.25%	-8.06%	-1.03%	-1.12%	-0.66%	0.18%	-0.02%	0.52%		-5.95%

*CDA Parkway using vehicle multiplier - strictly a trail counter - 2022 numbers averaging ~50% less

*2022 NEW traffic counters at parks where previously they supplied estimates

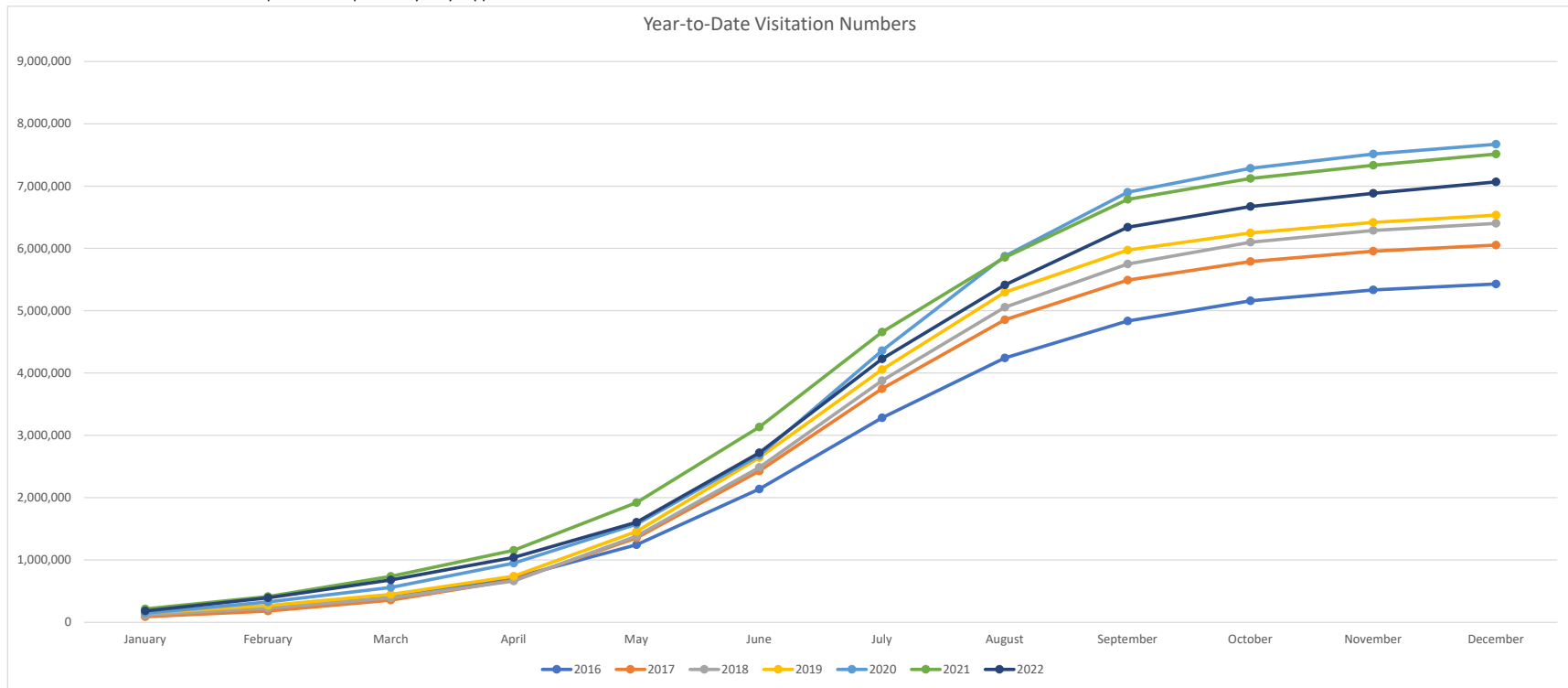


YoY Year-to-Date Visitation Numbers

	January	February	March	April	May	June	July	August	September	October	November	December	Yearly Total	%Δ
2016	102,277	222,102	397,667	713,051	1,244,945	2,139,840	3,281,270	4,241,245	4,834,815	5,159,580	5,332,770	5,429,403	5,429,403	
2017	90,644	182,331	357,330	678,006	1,353,277	2,428,198	3,750,150	4,855,236	5,491,619	5,790,213	5,955,044	6,053,196	6,053,196	
%Δ	-11.37%	-17.91%	-10.14%	-4.91%	8.70%	13.48%	14.29%	14.48%	13.58%	12.22%	11.67%	11.49%		11.49%
2018	118,787	228,276	393,818	662,010	1,382,532	2,484,933	3,877,984	5,056,211	5,749,583	6,099,291	6,287,932	6,401,356	6,401,356	
%Δ	31.05%	25.20%	10.21%	-2.36%	2.16%	2.34%	3.41%	4.14%	4.70%	5.34%	5.59%	5.75%		5.75%
2019	149,695	269,694	447,785	739,850	1,455,681	2,644,176	4,055,022	5,297,465	5,973,322	6,248,143	6,417,062	6,533,569	6,533,569	
%Δ	26.02%	18.14%	13.70%	11.76%	5.29%	6.41%	4.57%	4.77%	3.89%	2.44%	2.05%	2.07%		2.07%
2020	146,056	328,429	560,255	950,572	1,572,958	2,677,564	4,359,021	5,874,134	6,900,912	7,283,882	7,515,761	7,671,582	7,671,582	
%Δ	-2.43%	21.78%	25.12%	28.48%	8.06%	1.26%	7.50%	10.89%	15.53%	16.58%	17.12%	17.42%		17.42%
2021	214,821	412,561	735,799	1,156,299	1,921,859	3,133,334	4,656,710	5,855,665	6,787,901	7,120,750	7,333,563	7,514,167	7,514,167	
%Δ	47.08%	25.62%	31.33%	21.64%	22.18%	17.02%	6.83%	-0.31%	-1.64%	-2.24%	-2.42%	-2.05%		-2.05%
2022	182,627	394,472	679,052	1,041,383	1,606,021	2,719,890	4,227,557	5,413,045	6,339,105	6,672,567	6,885,336	7,066,888	7,066,888	
%Δ	-14.99%	-4.38%	-7.71%	-9.94%	-16.43%	-13.20%	-9.22%	-7.56%	-6.61%	-6.29%	-6.11%	-5.95%		-5.95%

*CDA Parkway using vehicle multiplier - strictly a trail counter - 2022 numbers averaging ~50% less

*2022 NEW traffic counters at parks where previously they supplied estimates



East Region

**EAST REGION QUARTERLY REPORT
OCT–NOV–DEC 2022**

MISSION: To provide safe and unique outdoor recreational experiences while protecting and interpreting the natural, cultural, and historic values. We provide and maintain existing park facilities, while looking for new opportunities.

GOALS:

- Ensure that all facilities are kept clean and hazard free.
- Utilize both paid and volunteer staff to staff visitor centers and entrance booths to answer questions and sell park permits.
- Patrol parks ensuring user needs, user safety, and resource protection.
- Assess operations and opportunities to ensure quality experiences are provided.

EAST REGION SERVICE CENTER – WALLACE KECK, INTERIM EAST REGION BUREAU CHIEF

- **[MANAGEMENT]** Director Buxton appointed Wallace Keck to serve as Interim East Region Bureau Chief, beginning November 13, 2022. His duties and responsibilities as superintendent of City of Rocks National Reserve and Manager of Castle Rocks State Park were back-filled by Tara McClure-Cannon who was serving as the Assistant Manager of these two parks. The temporary move provides the opportunity for both Wallace and Tara to gain higher-level management experience. Both employees are graduates of the Certified Public Manager (CPM) program.
- **[EMPLOYEE RETENTION]** Recruiting, hiring, and retaining professional employees in parks and recreation continued to be an area of concern for IDPR. In the east region the following positions became or remained vacant in this quarter: Harriman manager 3, Harriman ranger, Bear Lake ranger, and the indeterminant gap resulting from the repositioning of management. One strategy for recruitment and retention is to recognize rangers who want to advance in their career, and for IDPR leadership to develop a path for success such as a trainee program specifically designed to prepare rangers for assistant manager duties, and assistants for Manager 2 positions. If employees are committed to an advancement program, they are less likely to leave IDPR for another agency.
- **[EMPLOYEE HOUSING PURCHASE]** One of the ways the director has worked to overcome recruitment barriers (and one in which the east region managers have played a part) is to search for and acquire if possible, housing in nearby communities. On November 28, IDPR acquired a three-bedroom house at 692 N 2nd St., Ashton, ID that is now accommodating three full-time rangers. The Ashton to Island Park region has very little rental inventory, and purchase of a house is cost-prohibitive on a ranger's salary. HQ, ERO, and the Bear Lake manager also investigated a house that came on the market in Dingle.
- **[PARK HOUSING INSPECTIONS]** Over the past three months, ERO and park managers completed inspections of park residences. Admittedly we have failed to maintain an annual inspection routine, partly due to the difficulty in scheduling and the invasiveness of the process. However, we were able to achieve 100% inspections across the region this year. In doing so, we discovered that several residences need floor covering, tub/showers, and appliances replaced now. Exterior priorities include roof shingles replacement and paint. East region managers have been tasked to prioritize these park housing projects alongside their capital improvement needs. Employees in park housing have tended to rank visitor facilities as higher priorities, but that selfless and noble gesture is ultimately detrimental to the mission. All facilities should undergo a condition assessment and prioritization process.

- **[ONGOING PROJECTS AND PROGRAMS]** The following IDPR programs and issues are being reviewed by the ERO: housing policy, film permit, group use permit, temporary concessions agreement, exceptions to the 9-month reservation window, US Hwy 20 Project through Harriman, operating plan for Challis hot springs, and others in the works.

BEAR LAKE – ANDREW STOKES, PARK MANAGER

Customer Service

- We hope to have a camp host next spring for the first time in many years and will have a host site developed come spring. We also have our first ever winter seasonal to help cover the weekends.
- Winter hours are Wednesday through Saturday from 9:00am – 5:00pm. We are working hard to make our admin office/VC available and relevant to the public. The local radio station is running ads three times a day throughout the winter free of charge that advertise our hours and the permits and registrations we sell. We have even sold a few permits recently that we can attribute to the radio ad.
- We have been visiting trail head parking areas to check for permits and sell them to riders who need them. We have been getting a lot of positive feedback.
- We are working on a sign for the visitor center that has reversible sides for summer and winter to direct folks who need permits.

Park/Program Usage

- With the early closure of the campground, we missed out on our fall camping although we had pretty good day use visitation with the unusual warm temperatures.

Program Services

- Our compliance/safety officer is working towards some program services opportunities. She has reached out to IDFG and several local schools and is also working closely with HQ on the Jr. Ranger and loaner backpack programs.

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Jr. Ranger Programming	0	0
School Programming	0	0
Special Events	0	0

Preservation of Natural, Cultural, and/or Historical Resources

- Working with USFG on signage regarding Eurasian milfoil to help stop the spread and working with Highlands Cooperative Weed Management Area to pay for the new signs. Both Bear Lake and Mud Lake (US Wildlife Refuge) are infected.
- Attended our Dry Creek Pumped Storage Hydropower Collaboration committee meeting. PacifiCorp provided an update on their proposed pump storage on Mud Lake.
- Working with Keith to secure funding to plant indigenous grasses, shrubs, and trees to restore landscaping after construction.
- Working with local schools to plant trees throughout the park on National Arbor Day in April.

Staff Training

- Staff that attended Ranger Roundup said it was beneficial and hope to see others in the future.
- Andy completed a two-day OSHA 10 course as well as a four-hour flagging course.
- Staff attended our region meeting.

Strategic Plan Actions

- Working on a site plan and cost breakdown to finish group camp 100 and 101 to allow for them to be rented at the same time. We hope to restart the project in spring and finish before summer.

- Working on the cost for our new 16-18 tent sites south of group camp 300. This will increase our individual site availability by about 40%.
- We cleared out brush that was encroaching into campsites and over the road, removed hazard tree stumps and roots, and created defensible space in the event we ever experience a wildfire. We also cleared an area in the campground to create an area for horseshoe pits and created areas for tent pads in sites that were overgrown.
- We are looking into the cost of changing out our lighting for our dark sky rating for the park.
- Finished up refurbishing the inside of a few of the restrooms. The cold forced us to wait on the last two and will finish those in the spring.
- Still working on our new trail system, making our park an OHV destination.
- Working to update our contract with PacifiCorp to allow us to provide more opportunities at North Beach.
- Met with St. Charles City to see if we can use their sewer lagoons for our vault restrooms. We hope to reduce cost. Currently we must truck our sewage to Georgetown, at a significant cost.

Manager's Narrative

- We are pleased with how the campground upgrades turned out; they will greatly enhance the camping experience of our patrons. All our sites now offer up to a 50-amp service and water is much more accessible to every site.
- Epic Recreation provided their gross receipts and in just the short rental window made over \$96,000 and paid the park a \$300 permit fee and a \$2,422.62 check for our share.
- We are working with reservations & registration to make a few minor adjustments to improve the North Beach day-use reservation system.
- For the first time since our visitor center/admin office was built, we put up holiday lights to increase our relevancy in the community. We have received a great deal of positive feedback.
- Went to Utah State Park's marina expansion meeting. They are also exploring the option of building a new marina on the east side and turning the east side road into a state highway. They are also spending another \$10 million on locations down the east side for one new day use area and two new campgrounds.
- We still have the issues with state lands. We would like for the state to call everything below high-water state parks. This would provide rules to give us the ability to legally enforce our rules. We could also help with a lot of their permitting issues with mooring buoys and floating docks. These are issues we'd like resolved before the next summer season.
- Our gift shop is coming along, and we have worked closely with R&R learning how to run the inventory side of things. We have added amazing products that are more relevant to the area.
- One of our rangers resigned mid-December and has gone back to work for Utah State Parks. Housing is an issue as we try to attract ranger candidates.

CITY OF ROCKS – TARA MCCLURE-CANNON, INTERIM PARK MANAGER

Customer Service

- Visitor center went to winter hours at the start of November and is currently open five days a week, 8am to 4:30pm, closed Mondays, Tuesdays, and holidays.
- Put up signs in November throughout both parks regarding no Christmas tree cutting. Daily patrols have been instructed to watch out for signs of tree cutting.
- Tara and Stephen worked with Challenged Athletes on a plan for their visit in 2023.

Park/Program Usage

- Visitor center attendance - 1,245 in October, 184 in November, and 67 in December.
- Campgrounds = 1739 site nights; Lodge = 41, Glamping Yurt = 36, Bunkhouse = 19, Shelter = 0.
- October weather was generally high in the low 70's degrees, and overnight lows around 38 degrees. Typical visitors in October were retired travelers, RV campers, and climbers.

- The visitor center overall was slow in November and December. Snow showers throughout the months made access into the reserve more difficult and sub-zero temperatures in December reduced visitation.

Type of permit issued	No. of Permits	Notes
Group Use Permit	0	
Special Use Permit	0	
Film Permit	0	
Other permits	3	Backcountry camping

Program Services

- Orientation video was shown 136 times to 431 visitors in October, 26 times to 56 visitors in November, and 11 times to 29 visitors in December.
- 153 visitors attended the Halloween Spooktacular Luminary Hike (developed by Tara), which was well received and even got Facebook reviews.
- The interpretive team conducted programs in October for the Burley Jr. High School’s special education class as well as students from the Deaf and Blind School. Many of these students had never been to City of Rocks or are even offered field trips.
- Tara led staff in the development of a pinyon pine exhibit that focuses on the current “crisis”, identification and importance to Idaho’s biological diversity and uniqueness.

Program Type	No. of Programs	No. of Attendees
Traditional Interpretation – thematic presentations directly related to park, to a non-captive audience.	2	19
Environmental Education – curriculum-based lessons that teach nature and science to captive audience.	8	140
Guided Adventure Experiences – outdoor recreation/skill is 50%+ of the activity.	1	153

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Jr. Ranger Programming	0	0
School Programming	2	23
Special Events	1	21

Preservation of Natural, Cultural, and/or Historical Resources

- Austin worked with Tom Rodhouse to submit a Sagebrush Fire Research Project Proposal starting in 2023.
- Trenton and Austin worked with a contractor to remove the large dead Lombardi poplar next to the lodge.
- After coordinating with the BLM – Austin removed 50 cubic yards of dead pinyon material from Smokey Mountain Campground.
- Shalene has been focused on completing the cultural report for Craters of the Moon (Tara passed this project on to her).
- IDPR acquired a parcel in Graham Creek Canyon from The Conservation Fund.

- The Taylor project, Graham Creek Canyon project, Bath Rock project, and Flaming Rock/Lookout Rock South projects all were initiated in the Planning, Environment and Public Comment (PEPC) site, and natural and cultural assessments have begun.

Staff Training

- Stephen and Austin attended Ranger Round-up at Ponderosa State Park in October.
- Wallace attended the IDPR Interpretive Team meeting in October.
- Stephen and Savana attended the Ski and Mountain Trauma Conference - 13 hours of EMS continuing education in November.
- Tara attended NPS Superintendents Training and UCBN conference in November and Verbal Intervention training through Idaho DHR.
- Sophia attended NPS Interpretive Program Manager Workshop - 26 hours and attended Certified Interpretive Guide training in Boise - 36 hours.
- Staff attended the south and east region meeting.

Strategic Plan Actions

- The NPS purchase of the Sheridan property closed November 28 and Tara did a NPS press release regarding the purchase.
- No movement on the Randy Jones and the Rod Jones acquisitions in CIRO. Randy hasn't responded to the purchase offer. Rod Jones' appraisal package won't be done until early 2023.
- We received confirmation in December from USFW and IDFG that the grant for new archery targets has gone to contracting.
- Staff worked with Bryan Griggs to initiate the administrative unit well water project.

Manager's Narrative

- Tara wrapped up the 2022 Park Venture Grant and wrote the annual report. CIRO will pursue the grant again in 2023 to build on the good foundation begun this year.
- Wallace wrote and published the second edition of the "Birder's Guide to City of Rocks" (40 pages), which is available for \$8 in the park's bookstore. Sophia assisted with editing and compiling the 20 years of Wallace's records, and recent records from local birder Kathy Eklund.
- Wallace wrote a draft management plan for Graham Creek Canyon unit of Castle Rocks State Park to include: one-lane road with turnouts, an eight-vehicle parking area, trailhead kiosk and signage, picnic tables, and trails.
- Met with Dena Santini to determine level of interest in serving on the proposed City of Rocks Institute. The plan is to set up a zoom call with the other five contacts and potential board members, to confirm interest, officially create the board, and file with the Secretary of State for 501c3 status.
- Wallace prepared for, handled the logistics, and participated in the NPS-IDPR Partnership meeting. The meeting was held at CIRO. The NPS was represented by Deputy Regional Director Randy Lavoisier, CRMO Superintendent Wade Vagais, and NEPE Superintendent Stephen Thede. IDPR was represented by IDPR Director Susan Buxton, Management Services Administrator Adam Zaragoza, State Budget Director Alex Adams, and Wallace Keck, CIRO Superintendent.
- Tara drafted a new Cooperative Management Agreement for CIRO. It was reviewed internally by CIRO management team and moved up the IDPR chain. The finished draft has been sent to NPS Deputy Regional Director.

HARRIMAN/HENRYS/ASHTON TETONIA TRAIL/MESA FALLS – JOSEPH BLACKBURN, ASSISTANT PARK MANAGER

Customer Service

- Towards the end of November, we got a little early snowfall which got people excited for our Nordic program to start up.
- Grooming started the beginning of December and we started to charge the winter access fee.

Park/Program Usage

- Visitation at the park remained abnormally high due to nice weather in the beginning of October but as temperatures turned cold, and the elk bugling calmed, visitation decreased substantially.
- Haunts of Harriman was held in October. This year's event consisted of a two-day challenge for volunteers and staff. Due to inclement weather, staff had to reconfigure the event but all who attended had fun. For both days the estimated number of participants was greater than 1100.
- White Pine STEM Academy visited the park in October with 30 students and chaperones. We introduced them to Harriman and provided information about the park history and natural resources. It was the first time at Harriman State Park for most of the students. We also discussed Leave No Trace principles to follow while the group went on a self-guided hike on the Ranch Loop. The students then returned to the Ranchview Shelter and used their fire building skills to make smores and a Dutch oven lunch.
- In December, the "Alturas Prep Academy Bird Watching Club" visited the park. Club members met with park staff to learn about winter trail etiquette and the best locations for bird-watching opportunities.
- Winter Solstice Trek was held in December. We welcomed visitors to join in on a 1-mile trek along the John Muir trail to learn about the history of the park and wildlife.
- On December 31, the Last Day Sunset Trek was held. Staff welcomed visitors to join them on a 3-mile trek on the Meadow Loop Trail to learn about natural resources, geology, and wildlife.

Program Type	No. of Programs	No. of Attendees
Experiential Programming	3	35
Interpretive Programming	0	0
Jr. Ranger Programming	0	0
School Programming	0	0
Special Events	1	~1100

Preservation of Natural, Cultural, and/or Historical Resources

- Staff worked with contractors to resolve the bat mess in the Bunkhouse in order to reopen it for business during the winter months.
- Staff arranged to meet with an instructor from the preservation school to discuss techniques for installing bat netting around our historical buildings to prevent bats from entering them.

Staff Training

- The assistant manager continues to participate in the CPM program. Courses attended and participated in included "Coaching", "Process Improvement", "Political Savvy and Legislative Protocol" and "Emotional Intelligence".
- Staff attended a two-day region meeting in Burley, Idaho.
- Staff conducted an annual winter meeting to discuss plowing, shoveling, and grooming tactics.
- Five of our staff attended the state snowmobile riding and safety course.

Strategic Plan Actions

- In October the JCC's helped to prepare for our Haunts of Harriman event. They also assisted the park by removing approximately six cords of firewood along our access road to the spring house. This helped to reduce the fuel loads in that area and create better access to the spring house. The JCC's donated the wood to families in need.
- In November they helped prepare for the coming winter by placing snow pole markers and stacking wood in the facilities.
- In December the JCC's came to the park to do their annual safety training. While they were here, it was arranged for their crews to conduct night camps at the park.

Manager’s Narrative

- Our maintenance ranger got married during our annual Haunts of Harriman Event and the day before their vacation leave, he received news that his soon-to-be wife was offered a once-in-a-lifetime position in another location leading to his resignation.
- The demand for our rental facilities has increased substantially. As more people utilize these facilities, the more that little things break such as vacuums, tea kettles, coffee makers, and more, leading to increased expenses from out budget.

ASHTON TETONIA TRAIL

Customer Service

- Continue to interact with trail users on Facebook and in person.
- In October we opened gates, removed traffic counters, closed bathrooms for the winter, and ended trail sticker scavenger hunt for the season.
- There were 60 QR code scans for October, 3 for November, and 10 in December.

Park/Program Usage

- TrafX Counts in September included: Marysville 577 vehicles, and Judkins 580 vehicles.

Program Services

- No programs were offered this quarter.

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Jr. Ranger Programming	0	0
School Programming	0	0
Special Events	0	0

Preservation of Natural, Cultural, and/or Historical Resources

- Abby applied for renewal of Pesticide Applicator License.

Staff Training

- Ranger Abby attended the Eastern Idaho Weed Control fall meeting (5 CEU credits towards pesticide applicator license).
- Attended our region meeting in Burley.
- Snowmobile Safety and Training with IDPR staff Brian DiLenge and Peter Schuler.

Strategic Plan Actions

- Evaluated how interpretive/experiential programming went this summer season. A trail sticker scavenger hunt was hosted throughout the summer as an experiential program. This winter I will try to develop a plan to offer more programs for the summer of 2023.
- IDPR headquarters staff attended meetings with the Mayor of Tetonian and City of Ashton staff to discuss how to better connect the ATT with communities on both ends. The Ashton Visitor Center discussion is ongoing.

Manager’s Narrative

- IDPR bought a house in Ashton for employee housing giving our rangers affordable housing.

HENRYS

Customer Service

- The contractor for phase two of the Adams and Blue Dun water project had the replacement completed by the end of October but keeping pressure in the shop and cabin section is a problem. It was decided to install an extra valve at the northeast corner of the shop to isolate the new section of pipe. So far, the pressure has held at 60 psi. In the spring, we will have to figure out why the pressure in the 2019 waterline drops.

- The double vault toilet at the ramp is open for customers' use in the winter, but staff is not available to clean it due to snow.

Park/Program Usage

- The Adams and Blue Dun Loops were closed in October due to the water line replacement. Caddis Loop's occupancy was 62%. The average number of sites in use was 24.8 of 40.
- The tent sites were closed for the season on October 1.
- The vehicle count for October was 5,758 this year in comparison to 5,674 in 2021, an increase of 84 vehicles. The vehicle count for November was 1,082 this year compared to 1,089 in 2021. December's count was compromised because snow closed the park road early. Using the ITD camera we could see that snowmobiles or other snow vehicles were going into the park.
- The lake was frozen by November 22 which allowed ice fishing to start.

Program Services

- Nothing to report.

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Jr. Ranger Programming	0	0
School Programming	0	0
Special Events	0	0

Preservation of Natural, Cultural, and/or Historical Resources

- Stairs were installed west of the jetty to reduce shore erosion and help customers access the shore.
- The Trumpeter swan pair were seen on the lake a few times in October.

Staff Training

- Multiple staff attended the region conference in November.

Strategic Plan Actions

- Nothing to report.

Manager's Narrative

- RFQ submittals for the new campground loop design planning were made in November. A & E Engineering was awarded the contract.
- The lake level had raised to 87% by the end of December and the Upper Snake River system was at 32% of capacity.

MESA – CLOSED FOR SEASON

LAKE WALCOTT – RYAN BUFFINGTON, PARK MANAGER

Customer Service

- We have heard positive feedback from our customers regarding our new same day reservations system and have outfitted our camp-host with an iPad and Aspira login so he can assist campers.
- Our winter camp-host arrived in October and is serving as our visitor service volunteer.

Park/Program Usage

- We saw regular day use from the local disc golf community throughout October.
- Park visitation eased off in October with an entrance car count of 3,665. While down a couple of thousand cars from our September numbers, we were still substantially over the park's average October numbers. Car count for November was 2,171 and December was 2,416.
- The campgrounds were busy on weekends in October and the RV loop was even busy during the week. November and December campground usage was light with just a few cabin reservations.

- IDFG stocked the reservoir with trout in October. We expect the fishing through the winter to be an improvement over last year.
- Ice began forming on the lake in November. In December it was over six inches thick, and we began to see some ice fishing traffic.
- The campsites became available for the State Disc Golf Tournament in August, and they are filling up fast.

Program Services

- Nothing to report.

Program Type	No. of Programs	No. of Attendees
Experience	0	0
Traditional Interpretation	0	0
Environmental Interpretation	0	0
Jr. Ranger Programming	2	4
School Programming	0	0
Special Events	0	0

Preservation of Natural, Cultural, and/or Historical Resources

- We trimmed back Russian olive trees and scrub from the shoreline in the group camp area.
- We continue to coordinate with the FWS to enforce compliance and educate the public about not feeding the wildlife in and around the park.
- Met with a local tree service company to put together a tree-trimming bid. We have not received a quote back yet.

Staff Training

- Ryan attended the Ski and Mountain Trauma Conference and a two-day Wilderness Emergency Medical Technician recertification course through National Outdoor Leadership School.
- Staff attended our region meeting.
- Dates have been set for the next regional interpretive training for May 9 and 10 at the City of Rocks. In January we will put together a team to teach the course and draft an agenda. Lake Walcott will have at least one seasonal staff member attend this training.

Strategic Plan Actions

- We are waiting to hear from Adrift Kayak Adventures regarding their possible return next year.
- We finalized plans with the local disc golf club and local concrete companies to rebuild the park's tee pads. Most of the materials for the project are being donated and we expect to have ample volunteer support for the construction and are hoping to start the project in March.

Manager's Narrative

- Tom Goodman and the WILD (Work in Lieu of Detention) program came out in October and worked on cleaning up the grounds in the RV loop.
- We had a scope meeting with the IDPR Development Bureau, FWS, and the BOR on the upcoming potable replumbing project. We are hoping to have this project underway in FY25.
- Ryan attended a coordination meeting with the FWS and the BOR to discuss the water levels throughout the winter and into the spring.

LAND OF THE YANKEE FORK – RON JENKS, PARK MANAGER

Customer Service

- The dump station was closed, and the water turned off for the season in October.
- Bayhorse closed for the season on October 13.
- The visitor center and museum are open five days a week: 9am – 5pm, closed on Tuesdays, Wednesdays, & Holidays.

Park/Program Usage

- The visitor/interpretation center had 274 visitors for October, 154 in November, and 73 in December.
- The movie was shown to 111 people in October, 23 in November, and 17 in December.
- 22 visitors used the gold panning station in October before it was closed for the season.
- The museum scavenger hunt continues to be very popular with both adults and children.

Program Services

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Jr. Ranger Programming	0	0
School Programming	0	0
Special Events	0	0

Preservation of Natural, Cultural, and/or Historical Resources

- Both the upper and lower front porches of the Bayhorse Hotel have been repaired and restored.

Staff Training

- All three park rangers (Larry, Nina, & Joe) participated in the first “Ranger Round-Up” hosted by Ponderosa State Park. The training included: chainsaw use & maintenance, weed identification, hazard tree identification, introduction to the IDPR Human Resource Department, and information on The Meadow Marsh project at Ponderosa State Park.
- Staff attended the region meeting held in Burley.

Strategic Plan Actions

- On October 31, Yankee Fork participated in the first Career Fair for Students which was hosted by Custer Economic Development Association at the Challis Community Event Center. Both Mackay and Challis High School students attended. We set up a table to share information about IDPR, including how so many of the full-time employees for IDPR started as seasonal staff.

Manager’s Narrative

- We refurbished many of our wooden signs at the park and are working on our wood picnic tables.
- Staff was able to attend the region meeting in Burley in November. Our two new rangers thought it was beneficial for them to get an understanding of some IDPR goals and challenges and enjoyed the opportunity to meet staff from the other parks. We all really enjoyed the individual park reports at the conclusion of the meeting.
- On December 8, a group of ten from AmeriCorps arrived at the visitor center. Park staff gave them a tour of the facilities and museum. The group also viewed the movie and asked some great questions. Many from this group were from the east coast and this was their first trip to Idaho.
- On Saturday, December 10, Land of the Yankee Fork participated in the Annual “Shop Hop”. This event showcases some of the local businesses in the Challis area. We had over 80 visitors and did over \$700.00 in retail sales. The feedback from the visitors was very positive.

MASSACRE ROCKS – TRAVIS TAYLOR, PARK MANAGER

Customer Service

- The lower campground loop was closed October 1 and the upper loop switched over to year-round, day of reservation.

Park/Program Usage

- Camping was popular through the first half of October while the temperatures remained mild and visitor center traffic remained high with many travelers still passing through the area. Boating was slower than normal, although the river remaining relatively high.

- On the nicer days in November, we had a few boulderers come to the park and with the lower loop campground closed for the winter they could hike down and have the place pretty much to themselves. We also saw hikers and disc golfers when the weather cooperated.
- December was quiet with colder than normal temperatures and some snow. There was some interest in the cabins and we had a few campers and travelers stop by the visitor center.

Program Services

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Jr. Ranger Programming	0	0
School Programming	0	0
Special Events	0	0

Preservation of Natural, Cultural, and/or Historical Resources

- Nothing to report.

Staff Training

- Boomer attended the Ranger Roundup at Ponderosa.
- Travis and Boomer attended the south/east region meeting in Burley.
- Travis finished up the credits necessary to renew his Professional Pesticide Applicator’s License.

Strategic Plan Actions

- Nothing to report.

Manager’s Narrative

- We shut down the lower campground loop on October 1. With the mild weather we could have kept it open longer, but with the switch to year-round reservations, we don’t have a way currently to keep it open without causing mass confusion. We’ll be taking a fresh look at keeping it open year-round. We may have to invest in an ice melt spreader to keep the road safe.
- We are taking inventory after a very successful retail season. I will have to prioritize what we restock for the spring as we don’t have the budget to fully restock. We have money in our 0410 account, but not enough spending authority, especially with the increase in costs. I could easily use another \$10K for this year. Unfortunately, the OPS budget is tapped out with the 2x fuel costs.
- Met with Wallace in November as he was passing through. Gave him a tour of the park and brought him up to speed with several of our upcoming projects.
- Bert, our long-time maintenance lead, finished up his season mid-November. He will be transferring over to maintenance volunteer for the winter.
- Met with Bryan Griggs from development in December regarding the upcoming sewer project.
- On December 17 Travis received a call from the Sheriff’s Office regarding the alarm being reported. It was determined that someone had kicked out the large glass pane of the VC door and stole only the donation box with approximately \$30 in it. The door has been temporarily repaired and we are working to get the glass replaced and are looking into upgraded security options.

THOUSAND SPRINGS – DAVID LANDRUM, PARK MANAGER

Customer Service

- Waterfowl hunters have been out since fall and our visitation has been up from prior years.
- The Rock House and the Yellow House on Ritter Island remain the Thousand Springs hot spots! The secret is out about how wonderful these houses are which has increased reservations substantially.

- The day-use area at Niagara Springs, the back gate at Malad, and Ritter Island have been closed for the season. We do have visitors still walking in, which we encourage so they can see what we have to offer in the off season.
- We have reduced our visitor center days to 3-days per week for the winter.

Park/Program Usage

- Visitation at the visitor center has exceeded our expectations. It has been very busy since the opening on April 28. In October we had 1,518 visitors come through the doors with an average of about 50 people per day. November brought 368 visitors with an average of about 30 people per day, and in December we had 163 visitors come through the doors, with an average of 15 people per day.
- Day use in our parks has increased over the last year. Even with cooler weather, the public is still hiking Box Canyon, walking/biking the bike path at Billingsley Creek to the City of Hagerman, and the riding arena is busy with horseback riders.
- Duck’s Unlimited held their annual banquet at the Billingsley Creek Riding Arena, over 400 people attended the dinner.
- The holidays were mostly slow, although one day we had over 70 visitors!

Program Services

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Jr. Ranger Programming	38	38
School Programming	0	0
Special Events	1	400

Preservation of Natural, Cultural, and/or Historical Resources

- The campground is looking great. Paving is complete, campsites have been numbered and sites have a picnic table and fire ring. The shower house and restroom buildings were plumbed, the concrete sidewalk in front of the shower building has been poured. Everything was hydroseeded, the roundabout lights have been wired in, signs are installed, and soon the gates will be installed.

Staff Training

- Our rangers attended Ranger Round-up in October at Ponderosa State Park.
- We attended the South/East Region meeting held in Burley, the first in years it seems. A great time was had by all and was great to see fellow parkies face to face! Manager Dave received his 25-year plaque.

Strategic Plan Actions

- The next phase of the visitor center is the design of the interpretive/exhibit displays. Moey, a company based out of the East Coast, was selected as the interpretive design company and we are hopeful that work on the displays will begin very soon.
- Construction on the Pink House on Ritter is complete! Trees were trimmed to open up the beautiful view of the springs and we are working on furnishings and window coverings. It won’t be long before it will be on the reservation system.

Manager’s Narrative

- Staff met with and gave tours to the new company doing all the interpretive work for the new visitor center. The company is from New York, and it was the first time many of them had ever been to Idaho. They were excited to see the park which took their breath away.
- The Director and her staff, along with the Board visited in November and our staff had the honor of giving them a tour to show off some of our park units.

SOUTH REGION MAINTENANCE CREW – CHRISTOPHER RE, FOREMAN

Thousand Springs

- We helped replace a broken irrigation riser which was buried during construction of the new road. After we dug up the leak, we found a riser that had been run over.
- We identified and repaired a leak along the potable water line to park housing at Billingsley.
- Graded five truckloads of road mix on the new road from the visitor center to the sportsman's access. We also moved boulders to help close the access from the freeway.
- Added eight plus loads to the entrance/parking area at Kelton Trail to make it more accessible.
- Added road mix to the road from the bridge at Ritter to the barn.

North Region

NORTH REGION QUARTERLY REPORT

OCTOBER – NOVEMBER – DECEMBER 2022

MISSION: To serve North Idaho Park users and recreationists providing them a quality experience that is safe and enjoyable while managing and protecting the public's investment and the natural resources.

GOALS:

- Ensure that all facilities are kept clean and hazard free.
- Utilize both paid and volunteer staff to man visitor centers and entrance booths to answer questions and sell park permits.
- Patrol parks ensuring user needs, user safety, and resource protection.
- Manage operations and opportunities to ensure quality experiences and resources are provided and enhanced.

Primary Issues and Concerns

1. Staff Shortages
2. Minimal budgets with increased fixed costs, and higher use.
3. Aging facilities and equipment
4. Meeting ever-increasing use and opportunity demands insuring quality experiences.

NORTH REGION SERVICE CENTER – DAVID WHITE

- Coordinated NR Manager Monthly Video/Conference Call
- Assisted with NR OS2, Hells Gate, Priest Lake Ranger, and Winchester Ranger interviews.
- Attended CDA Chamber meeting, the TOC Commission Meeting in Wallace, the Bi-Annual RAMP Meeting, OPS Region Manager's Meeting in Boise, Executive Staff meeting IDPR Board Meeting via Zoom
- Completed Cyber Awareness Training
- Reviewed the Gene Day Pond project and its impact on the TOC, as well as discussed, the required agreement with staff and IDFG
- Reviewed Partner Agreements & Lease Information
- Reviewed Winchester, Hells Gate, Heyburn operations with staff and delivered supplies.
- Conducted residence annual inspections with staff at the following parks: Dworshak, Farragut, Hells Gate, Heyburn, Round Lake, and Winchester
- Conducted NR Fall All Staff meeting
- Continued to work on USACOE Dworshak Lease, discussed internally with staff and developed recommended edits then sent to the USACOE for consideration
- Met with Contractor and staff to review TOC location and building/site needs; staff to review potential Farragut residence purchase; staff and realtor to assesses potential OM/TOC area homes for sale for potential park residences
- Met with CdA Tribe and Heyburn staff to discuss and begin the process of changing agreements and developing plans for upgrading the Chatcolet Marina.

NR MAINTENANCE CREW

Dworshak:

- Created and delivered signs after region meeting

Farragut:

- Helped Brooks build a storage box for Farragut VC
- Talked with Adam Zaragoza and Lucas about new volunteer sites septic system
- Talked with Errin about Volunteer Lane sewer project and then installed tanks and drain field

Heyburn:

- Spoke with Nathan about septic tank at Mowry House

North Region Office:

- Don studied for and passed written CDL exam – Obtained CDL driving permit
- Reviewed and revised specs for new backhoe
- Obtained quote for NR shop doors
- Made 40 small Idaho plaques for service awards and mailed out 20 plaques to Boise for South/East region meeting; cut, sanded and finished commemorative plaque for Randy Doman and sent to Boise
- Went to Nesbitt property and tore apart and removed dock
- Coordinated annual fire extinguisher inspection through Advanced Fire
- Attended Region meeting
- Completed Don's probation eval
- Assisted with DBS building inspection – No discrepancies

Old Mission/TOC:

- Rebuilt Parish house steps and handrails, then installed all new wood and handrails on steps
- Repaired concrete and resealed door on Fire suppression vault
- Dug up and replaced water spigot at Cataldo boat launch (Main water line plugged or broken)

Priest Lake:

- Bought materials and built new cabinets for Schaefer cabin; removed bar cabinet and removed old laminate and installed new counter substrate and new laminate counters in Schaefer cabin

Round Lake:

- Talked with Mary about concrete job at new shelter
- Cut 29 inches of existing concrete off shelter pad; excavated and set pads for new concrete at shelter (10ft x 40ft) two of them; then poured 12.5 yards of concrete

Winchester:

- Installed new traffic counter loop at Ponderosa Point
- Maintained road to Manager's residence

OHV/Boating:

- Loaded OM snowmobile on Peters flatbed to take back to Idaho Falls for Andy Stokes
- Helped Nate get snowmobiles down from loft and install snow-bike kit

NR OFFICE STAFF

- Continued training Office Specialist 2 in various office tasks and front desk duties
- Assisted NR Manager with scheduling several park manager zoom meetings; scheduling interviews for the Hells Gate and Winchester State Parks Park Ranger positions and with coordinating and facilitating meeting space for Idaho Heritage Trust
- Compiled and submitted NR Park quarterly report to HQ for board meeting
- Compiled and documented notes for NR Manager from RAMP Bi-Annual Meeting; developed FY22 RAMP Accomplishment Report draft for NR Manager
- Attended respectful workplace training at the region meeting
- Reviewed "Travel Voucher Refresher" training and "Entering Invoices" refresher training sent out by Fiscal Dept
- Completed Cyber Awareness Training
- Coordinated with HQ to get new retail scanner sent to RL
- Coordinate ROW use reports/Concession Agreements for CY 2023
- Completed inventory of surplus PPE items sent from Boise and parsed out items to be delivered to the multiple NR Parks
- Reviewed/Compared Lease Agreement document drafts for changes/additions from Army Corps of Engineers for NR Manager and Dworshak SP

- Planned and executed NR Fall All Staff meeting with NR Manager
- Complied responses from park managers and staff into condensed report for NR Manger on several quick turnaround suspense's:
 - Reservation Window Extension Information
 - Partner Agreements & Lease Information
 - WDOL Appropriate Use Declaration documentation
 - Film Policy Implementation Information
 - Groups Reservation Window and Blocking out Facilities Information
 - VC Days/Hours of Operation
 - Adopt a Trail program packet
 - New Hires who need to attend full CEO training at the end of February
 - Statewide Manager's Meeting-ascertaining possible schedule conflicts for NR Managers
 - Transcribe whiteboard notes to actual editable document for future meeting

COEUR D'ALENE LAKE PARKWAY – LIZ PALFINI, PARK MANAGER

Customer Service

- Visitation is slowing. Fewer boaters on Lake CDA. Weather has been great, so the weekend visitation is holding steady. Eagles were barely coming back at the end of November but thick in December so were the people

Preservation of Natural, Cultural, and/or Historical Resources

- October saw steady day use visitation with local runners, walkers and families getting outside on nice days
- Eastside Hwy district chip sealed the whole road but still hasn't striped it
- November saw steady day use visitation with local runners, walkers and families getting outside on nice days. Eastside Hwy district still hasn't striped the parking lots
- December saw steady day use visitation with local runners, walkers and families getting outside on nice days. We have had lots of snow to move, and the seasonal help has been much appreciated as visitation increases with Eagles everywhere

Staff Training

- All Field Staff attended weekly safety meetings

Strategic Plan Actions

- We hired 2 seasonals for Parkway paperwork is in process so we should have some help this winter
- We are looking at future educational partnerships to help enhance the visitor experience at Parkway. We partnered with the CDA library to implement a story walk at Higgens point installed this summer and look forward to changing it out to a new story in the Spring

DWORSHAK STATE PARK – JOHN SEELY, PARK MANAGER

Customer Service

- The Freeman Creek Entry station was only open weekends and then closed for the season.
 - Big Eddy office hours are now 9-5pm Monday-Friday and registration sales are slow
- The marina store is closed. The marina has been pulled away from shore and no fuel is being sold, as the gas distributor can no longer fill the fuel tank
- Calls are coming in requesting info for summer camping and reserving the Big Eddy Lodge

Park/Program Usage

- Traffic counter numbers are down from last year, but above our 5-year average. Snow packed roads tend to skew the numbers during the winter. The last 3 years are the only years to have any campers in December so 4 is not bad
- Total reservations: Oct-61/Nov-11/Dec-4

Program Services

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Jr. Ranger Programming	0	0
School Programming	0	0
Special Events	0	0

Preservation of Natural, Cultural, and/or Historical Resources

- In 2021 management developed a comprehensive weed management plan for the park, focusing on esthetics, noxious weed mitigation, recreation access for disc golf controlling multiflora rose, and infrastructure preservation controlling woody plants in the sewage lagoons and along Three Meadows Road
 - Due to the park operating on no lease agreement with the USACE there will be nothing sprayed until the lease is signed. The pesticide application plan was submitted to the USACE in March and lease has not been signed yet
- Invasive rose bush removal was a focus in October. Many bushes were manually removed from the disc golf area with aid of a backhoe.
 - There are still many bushes that need removed and new sprouts will need to be sprayed in the spring
- Waiting for a trail cat, culverts, and road base rock to be able to complete the Fire Break project started last July and further brush mitigation. Some of the rock has been delivered. Clean up of the fire break continues with tree felling and trimming now being the focus. The woodchipper may be needed
 - Incoming snow may stop work on the fire line for the winter

Staff Training

- John Seely and Kiona Rogers attended Life Flight Training in Orofino in October
- 3 of our 4 staff members attended the North Region meeting 11/30 & 12/1 at the Region Office

Strategic Plan Actions

- Repairing infrastructure issues helps to fulfill Objective 5: To Be Good Stewards of the Resources and Assets Entrusted to IDPR
 - Grant for replacing the failing secondary water supply lines was granted and the engineering has begun. Work is at a standstill with the park water line replacement. The USACE cannot sign the permit for the work to be done until the new lease has been signed
 - One parking space was removed from the new boat launch parking area. The end space showed to be a danger as it restricted the space for vehicles to make the corner next to the ramp so one more space is going to be removed as it is restricting large boat trailers from leaving the launch
- Installation of an obstacle course at Freeman Creek is being researched
 - This could bring in new users for events like Mud Runs
- The park is nearing completion of a fire break along the western boundary of the park fulfilling Performance Measure 3.1.2 to improve fire safety within our parks
 - A culvert and fill dirt will be needed to finish this project and under brush and dead/down trees are still being removed with standing trees within 20 ft currently also being felled
- Seely has been developing a long range weed management plan for the park, helping to meet Objective 5 subcategory of quality natural resource management in our parks.
 - Seely will begin implementation of this management plan in the fall of 2022 pending a new USACE lease being signed.
 - The new pesticide application plan is being worked on

Park Manager's Narrative

- There are no seasonals on staff currently
- Kiona and I attended Life Flight training in Orofino, and I highly recommend it. It is only a couple hours long, but it is very informative
- We have had issues with our fuel distributor in getting the Big Eddy fuel tank refilled
 - Their insurance provider has told them they cannot fuel up the tank when there are more than 2 flights of stairs. This means we will only be able to fill the tank for a maximum of 2 months out of the year
 - The tank may need to be moved to the parking lot or a new floating tank may need to be purchased. All options are being explored
- December had few campers and plowing season has begun, but the Plow has become inoperable
 - We are borrowing Hells Gate's plow truck
- We are keeping the boat launch plowed when the plow works as hunters and fishermen are still using the launch from time to time

FARRAGUT STATE PARK – LIZ PALFINI, PARK MANAGER

Customer Service

- Off season has been beautiful. Campgrounds were busy on weekends throughout the month. The weather was so good that there wasn't much slow down
- We closed all campgrounds except Waldron and started turning off water October 7th thru 11th. Most weekends we ended up opening Gilmore as overflow from Waldron
- Winter is officially on starting in November. South road was open for most of the month, but we ended up closing it at the end due to snow and transitioned to winter camping at that point
- Most of our visitation was day use visitors and hunters
- Group booking has been steady and every weekend in June and July 2023 are already booked

Park/Program Usage

- We are still coordinating with the Community Library network and helping them with programs at the library or hosting programs here at the park.
- Winter programs started in November.

Group Use	No. of Groups	No. of Attendees
Group use shelters/day use	2	310
Group camping	1	100
Group use permits	1	75
Higgins Point	0	0
Parkway Special Events	0	0

Program Services

Interpretive Stations	Items checked out	Attendance
Farragut Junior Ranger Station	0	0
Museum at the Brig	0	0
Loaner Backpacks	0	0
Loaner Fishing Poles	0	0
Jr Ranger Badges awarded	0	0

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	5	66
Jr. Ranger Programming	0	0
School Programming	0	0
Special Events	0	0

Preservation of Natural, Cultural, and/or Historical Resources

- Beetle outbreaks of both western pine and ips are causing concerns for the resource within the park and a re-evaluation of future resource work
- Future resource plans are now focused on addressing the salvage and work in areas that have been impacted by the beetle outbreak
- The future parking area next to the Brig Museum has been cleared and we are also looking at clearing a few areas on the Northside for Peterson campground and a new day use area at the old parade grounds

Staff Training

- All staff attended weekly safety meetings
- Some staff members were able to attend the all-region meeting on 11/20 & 12/01

Strategic Plan Actions

- Rangers were busy handling day to day off season operations; in October all day use areas were open. One campground was open and trail clean-up continues
- In November we started limiting day use areas. Beaver Bay and Buttonhook parking areas closed due to hunting season. One campground was open. Rangers are busy handling day to day off season operations. Trail clean-up continues.
- Work has begun planning for the Peterson group camp including a design RFP and prep work for a timber sale to help clear some trees from the area
- Planning is complete on a conceptual design for a central entrance for the park and moving of the visitor center to be in the Brig building
 - The benefit of having a central entrance allows for controlled access to the park during summer months and allows Rangers to concentrate on customer service and projects rather than fee compliance
 - Staff have started minor projects associated with the central entrance plan to reduce project costs and begin the process of establishing trails and amenities based upon that visitor center placement

Park Manager's Narrative

- October was a month of Indian Summer we saw that reflected in increased camping and day-use for this time of year. The weather was fantastic. We are seeing great visitation and busy weekends. The non-resident fees are hitting hard – We are getting reduced stays but no lack of campers
- So far, our camping revenue is holding steady compared to other years. We are selling out-of-state annual passes but slower than past years. At this point we can see the increase in MVEF revenue from last year this time.
- November was a serious slow down. The weather was starting to turn. We are seeing normal visitation for this time of year
- December is full on winter recreation. The snow has been good so there was grooming for several weeks before the weather warmed, and the snow deteriorated too much for grooming. We are seeing normal visitation for this time of year
 - October 2022 beat October 2021 in both visitation and revenue October 2021 with \$188,137 vs October 2022 with \$227,271
 - November 2022 beat November 2021 in both visitation and revenue November 2021 \$145,322 vs 2022 \$224,299
 - December 2022 is slightly behind December 2021 in both visitation and revenue December 2021 \$222,999 vs 2022 \$171,411
- Winter trails are getting set. Equipment is ready for snow. We have been plagued with equipment breakdowns this Fall. Some of the regular maintenance we put off last year is being completed this year

- We have coordinated with the IDFG shooting range folks and now receive weekly deposits to help increase their fiscal control policies
- The renovation of the East side of Residence 5 continues
 - They've finished the bathroom and are working on floors and closets
- We've been hit with a rash of plumbing issues
 - The water heater in Beaver Bay is down and will need to be fully replaced, we are working with Risk Management on that process, just waiting on the insurance folks
 - We have several leaks that are avoiding detection. We found one between the tower and the lagoons, so water is shut off from there and winterization plans are complete
- Installation of the new Starlink internet is finally scheduled for Dec 12. We will request a Starlink RV set-up for the Brig in the Spring.
- The renovation of the East side of Residence 5 continues, the bathroom is finished and currently working on floors and closets
- In the process of formalizing a park wide emergency plan-combining all hazardous materials information as well as utility locations for interagency communication during emergencies

COEUR D'ALENES OLD MISSION STATE PARK – WILL NISKA, MANAGER

Customer Service

- Visitor Center to winter hours, 10am – 3pm and down to one seasonal a day

Park/Program Usage

- Total Quarter traffic count: Oct- 2,785 /Nov- 1342 /Dec-2593
- Counts are as follows:
 - VC: 610 groups – 1882 people
 - Exhibit/Museum: 147 groups – 554 people
 - Video: 211 groups – 840 people

Program Type	No. of Programs	No. of Attendees
Experiential Programming		
Interpretive Programming	Tour/Program = 3	189
	DVD =	
	Exhibit =	
Jr. Ranger Programming	Books = 154	
	Badges = 154	
	Patches = 150	
	Certificates =	
	Programs =	
School Programming	Schools = 2	175
Special Events	Wedding = 1	50
	Graduation =	
	Mass = 2	330

Preservation of Natural, Cultural, and/or Historical Resources

Staff Training

- TOC Ranger cross training
- Staff attended the Region meeting 11/30 & 12/01

Strategic Plan Actions

- Action Item: Complete the needed repairs and preservation work on the Cataldo Mission porch and façade. Complete needed repairs to pathways from the Visitor Center to the Mission, Parish House to the Mission, and Mission to the overlook area to allow for greater accessibility. Replace outdated wheelchair lift at the Mission

- Comments: Formal response from the tribe has been received. Director and Manager met with Tribal leaders to discuss the project
- Action Item: Assess interpretive exhibits within the Parish house, work with the Tribe to update exhibit
 - Comments: Discussions with the tribe have been started.
- Action Item: Transplant traditional food/bird/butterfly garden from the north side to the south visitor center planting bed
 - Comments: Completed
- Action Item: Develop an Interpretive Plan for the park
 - Comments: Currently working on

Park Manager’s Narrative

- Vacant Ranger position needing filled
- Manager and North Region Maintenance crew replaced standpipe at boat ramp
 - Unable to get water working
- Field Museum of Chicago came to deinstall 2 artifacts from the museum
- CDA Tribe on site to winterize house on adjacent property
- Manager met with contractor to discuss replacing the French drain in parking lot

TRAIL OF THE COEUR D'ALENES – WILL NISKA, MANAGER

Customer Service

- Average use for snow on the ground. No seasonal employees

Park/Program Usage

Total for the Quarter: 25,298

Total for the Months: Oct- 10,011 /Nov- 7,878 /Dec-7,409

- Wallace – 5,769
- Harrison – 6,524
- Enaville – 6,985
- Kellogg – 6,020

Program Services

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Jr. Ranger Programming	0	0
School Programming	0	0
Special Events	0	0

Staff Training

- TOC Ranger cross training at Old Mission

Strategic Plan Actions

- **Action Item:** Work with local City Chambers to identify future programs that would benefit users of the trail as well as the local community
 - Comments: topic has been brought up to some of the local chambers, no feedback yet
- **Action Item:** Review and update previously proposed Adopt-a-trail program. Make available to local companies and organizations
 - Comments: First draft of handbook complete
- **Action Item:** Explore the feasibility of a bike swap program supported by local companies.
 - Comments: Discussions have started with local companies and cost information has been obtained from similar programs

Park Manager's Narrative

- Current issues/challenges include unknown park boundaries and property lines, lack of staff to complete maintenance duties, lack of park housing, and unauthorized motorized vehicle use on the trail due to lack of sufficient access controls
- Manager met with development looking at locations for bike in campgrounds along the TOC
- Ranger gave ATT Ranger a tour of TOC
- Manager and Region Manager attended fall RAMP meeting and fall trail commission meeting
- Manager met adjacent landowner in Osburn to discuss encroachment/new construction near trail
- Manager and North Region Manager attended TOC Shop kickoff meeting

HELLS GATE STATE PARK – CHARLIE CHASE, PARK MANAGER

Customer Service

- Lewis and Clark Discovery Center: open 9:00am – 5:00pm, seven days a week
- Marina store, operated by Snake River Adventures: closed for the winter
- Jack O'Connor Center: open on Tues-Saturday, 10:00 – 4:00 and Sunday, 1:00 – 4:00
 - Brant Balls has been volunteering three days per week at the Jack O'Connor Center, allowing the Center to be open an additional 1.5 days per week

Park/Program Usage

- November camping use decreased due to Birch and Cottonwood loops being closed for the season and the four camper cabins accessed from Cottonwood are also closed
- Usage of the camping facilities dropped drastically in December in part due to cold and snowy conditions
 - Camper cabins: averaged usage: 40% Oct, 31% Nov and 4% Dec
 - Full hookup sites: averaged usage: 99% Oct, 30% Nov and 1% Dec
 - Electric sites: averaged usage: 73% Oct, 36% Nov and 4% Dec
 - Basic campsites: averaged usage: 32% Oct, 0% Nov and 0% Dec
 - Marina – two moorage docks: averaged usage: 33% Oct, 28% Nov and 25% Dec

Program Services

- Experiential programs – Oct: 0; Nov: 0; Dec: 0
- Interpretive programs – Oct: 0 and 0; Nov: 0 and 0; Dec: 0 and 0
- Jr. Ranger programs – Oct: 0 and 0; Nov: 0 and 0; Dec: 40 and 40
- School Programming – Oct: 0 and 0; Nov: 0 and 0; Dec: 0 and 0
- Special Event – Oct: 4; Nov: 0; Dec: 0
 - Run for the Health of it! Oct. 1st. Privately organized – open to the public. Sponsored by the Tri State Memorial Foundation as a fundraiser. Estimated 200+ participants.
 - Monster Mash Disc Golf Tournament. Privately organized – open to the public. Organized by the local disc golf club. Estimated 100 participants.
 - Renaissance Fall Festival, Oct. 22nd/23rd. Privately organized - open to the public. Estimated 500+ attendees.
 - Haunted Campground Trunk or Treat, Oct. 29th. Park sponsored event for the community. Estimated 1,500 attendees. Two camping loops were designated for the event, with campers reserving a campsite, decorating the site, and handing out candy. Entry fee for the public was the standard MVEF

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Jr. Ranger Programming	44 booklets/44 programs	40 children/15 adults
School Programming	0	0
Special Events	5	2300 +

Preservation of Natural, Cultural, and/or Historical Resources

- Cleanup of leaves is an ongoing and labor-intensive process with wet, cold and snow keeping most of the leaf removal to a minimum in December
- Trees are being limbed, stumps ground, and leaves collected in-between days of rain and occasional snow accumulation
- Repairs to the irrigation system continued as over 300 irrigation heads have been replaced, and additional valves were repaired/replaced. The marina irrigation system in the boat launch parking area was repaired and mostly functioning

Staff Training

- Classified Staff attended the Region meeting 11/30 & 12/01

Strategic Plan Actions

- Nothing to report

Park Manager's Narrative

- October brought perfect camping weather after a hot and smokey late summer season. Camping remained busy. Several events were available to the public
- This year's Halloween event, the "Haunted Campground Trunk or Treat", was organized by staff member Mindy Jay and was a huge success due to her planning and organizing efforts throughout the year. The wait time was much less and many positive complements from the participants
 - Our Halloween event in the past, the "Haunted Hayride", were very labor intensive and costly and ongoing complaint from the public was the lengthy wait time
- Birch and Cottonwood camping loops were closed for the winter, domestic water drained, two restrooms closed, and Aspen loop standpipes heat taped with insulation. Aspen loop is open for campers with nine full hook-up sites, and 17 sites with just electric. Four camper cabins are available
- A limited crew of seasonal workers and volunteers have been working around wet, cold, and snowy conditions to clean up the fall leaves, grind stumps, and limb trees
- Three restroom facilities remain open year-round and are cleaned daily
 - We also started painting the interiors of the restrooms including making repairs to correct missing tile grout
- Discovery Center staff made a much-needed deep dive into deep cleaning the Center, including cleaning the grout in the restrooms and the cleaning of carpets, while serving customers in their purchases of registration products such as boat and snowmobile registrations
- Camping has diminished dramatically with just a few souls braving the winter conditions
- Hikers and equestrian riders are also making a daily showing, especially on the nicer days
- Disc golf remains a consistent draw on the weekends
- On December 16th, Tyler Barron began his new career as a park ranger. This brings Hells Gate up to three fulltime park rangers, which has been needed for many years. Tyler completed his last class at the University of Idaho on December 15th, earning his Bachelor of Science degree. Tyler worked over five seasons at Dworshak State Park as a seasonal, coming to Hells Gate with high recommendations
- A new event, "Cookies with Santa & Scout", attracted about 40 participants on December 17th at the Discovery Center. Administrative Assistant Mindy Jay organized the event including convincing her husband to dawn a Santa suit and color his beard white
- The year 2022 ended at a low point for our staff and community members with the passing of Park Manager, Charlie Chase. Charlie began his career with IDPR at Hells Gate State Park in 1984. Charlie was a well-liked man who filled the park with laughter, and the biggest smile. Rest in peace, big guy... you will be missed by many

HEYBURN STATE PARK – NATHAN BLACKBURN, PARK MANAGER

Customer Service

- October customer service needs centered on assisting customers with reservations and camping. Hawley’s Landing Campground was the only campground open with reservations going through the 15th. The campground was closed on the 31st
- Given that the warm weather continued through the month, the campground continued to be close to full on weekends. *Sisters on the Fly*, a group of fly-fisherwomen, came out to camp at Hawley’s as well for their annual fly-fishing trip
- November and December customer service needs centered on assisting customers in the Visitor Center with collecting and verifying customer insurance requirements, lease payments, snowmobile registration, and planning for next year’s vacations
- Waterfowl hunters and the occasional TOC users were the main customer base in the park.

Park/Program Usage

- Traffic dropped by about 62% from October which is to be expected and we are down overall about 23% from November 2021 and traffic dropped 57% from November and about 58% from December 2021
- Reservations have also dropped 37% compared to November 2021.
 - This is likely due to the snowy conditions and cold weather compared to 2021 when we didn’t get snow until mid-December, as well as the closure placed on the Lakeview Cabin for foundation reconstruction

Program Services

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	2	25
Jr. Ranger Programming	2	42
School Programming	0	0
Special Events	1	50

Preservation of Natural, Cultural, and/or Historical Resources

- No substantial work was done in this area in November

Staff Training

- Staff attended the Region meeting 11/30 & 12/01 via Zoom

Strategic Plan Actions

- Nothing for the month of November

Park Manager’s Narrative

- Winterization began on campgrounds, equipment, and day use areas. Given that our usage at Hawley’s was high for this time of year, particularly for RV camping, we are extending the reservation window for Benewah campground for 2023
- The main water line along Chatcolet Road has failed and we are working on replacement with preliminary estimates at \$600,000
- We are working on obtaining insurance for the park fuel tanks, and significant problems were identified by the adjuster with the marina fueling station, requiring over \$100,000 in repairs
- Work on the Chatcolet flush CXT is still not completed, but the Lakeview Cabin foundation replacement has made significant progress
- Work on Lakeview Cottage foundation was primarily completed
 - Development bureau approved another phase of work, which will start soon and include new paint, replacing the wood stove with a gas stove, new floors in bathroom and main bedroom, renovation of the bathroom, and replacement of the windows with modern double pane

- Remaining work on Rocky Point Lodge is to be scheduled (sink plumbing replacement, French drain, handrails, steps to back entry, parking lot improvements, fire alarm connectivity, and ADA entrance compliance). Park staff is continuing work on locating furnishings
- A large windstorm blew through the area on the night of November 4th. Several dozen trees blew down across Chatcolet Rd. and power was cut off to some cabins in the Chatcolet area
 - Staff was up late into the evening and then up early to attend to multiple wastewater alarms following the preceding heavy rainfall and the storm required staff to cut through downed trees to get to the pump house and then clear many additional trees to allow access through the park. There was damage to two leaseholder cabins and two boat garages became detached and left the marina
- Due to an increase in temperatures around the holidays, we had a high wastewater alarm that Nathan Blackburn responded to in the very early morning hours. We had to switch to our larger pump and adjust the flow. The smaller pump will need to be looked at before putting it back into use as the PSI seemed to be all over the place
- Nathan Blackburn and Vicky McMaster were also very busy re-writing the leases for review to make them more detailed and encompassing
- The Maintenance Craftsman and Park Ranger positions were posted. We plan on doing interviews together with Old Mission State Park in January

MCCROSKEY STATE PARK – NATHAN BLACKBURN, PARK MANAGER

Park/Program Usage

- Traffic counter has not been resetting, so the actual amount is unsure.
- Usage is very minimal given that the road is mostly impassable from the snow fall

Program Services

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Jr. Ranger Programming	0	0
School Programming	0	0
Special Events	0	0

Preservation of Natural, Cultural, and/or Historical Resources

- No substantial work was done in this area

Staff Training

- None

Strategic Plan Actions

- None

Park Manager’s Narrative

- The focus for staff in October was maintaining campground compliance, proper OHV trail use, and clean facilities
- Due to the weather and road conditions, the park is not very accessible currently

PRIEST LAKE STATE PARK – LONNIE JOHNSON, PARK MANAGER

Customer Service

- Park store had numerous new items for the visitor to purchase.
- December brought good snow and we were able to groom ski, snowshoe, and fat bike trails
- A new HVAC system, cooling and heating was installed in the store Nov. 2.
 - Visitors will like the heat in winter and cool in summer, especially staff
- Work continues for the water and electrical upgrades in White Pine Loop

- Work continues for the remodel of the Shafer cabin

Park/Program Usage

- October brought beautiful warm temperatures which in turn brought in many campers and then November cold temperatures kept the campers away but December brought in skiers to enjoy the freshly groomed trails at Indian Creek
- Cabin use remained steady with lots of weekend visitors and drive throughs, looking at the snow and scenery
- Dickensheet and Lionhead saw less campers

Program Services

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Jr. Ranger Programming	0	0
School Programming	0	0
Special Events – Music in the Park	0	0

Preservation of Natural, Cultural, and/or Historical Resources

- Hazard tree removal is in full swing and ongoing with the assistance of Keith Jones

Staff Training

- Staff attended the Region meeting 11/30 & 12/01. Good speakers and excellent presentations

Strategic Plan Actions

Park Manager’s Narrative

- Staff turned water off in campgrounds in October and winterizing of facilities began
- All dumpsters pulled in campgrounds, went to pack it in pack it out
- Almost all volunteers have been hired for the 2023 season
- November started out with some snow, then the cold temperatures moved in
 - Average temp for middle to end of November was in the teens
- As the month comes to an end the snow is back and so are a few campers getting the last chance at hunting for the year before it closes
- Our newest ranger, Christine Briggs, started work on Nov. 29th. It is nice to have a full staff again
- We had a fire suppression main line in the attic at the Indian Creek Head Quarters building start to leak and the air compressor was coming on every hour
 - Inland Empire Fire Protection came out and did the repairs, but we were told the system was installed in 2002 and is at the age where more issues could start happening
- What a December we had. It started out with nice snow, and we were able to groom our ski trails. Toward the middle of the month a deep freeze hit with temperatures 15 below zero. To end out the month we had temperatures well above freezing in the high 30’s low 40’s with rain. Welcome to North Idaho

ROUND LAKE STATE PARK – MARY MCGRAW, PARK MANAGER

Customer Service

- Park staff provided regular updates to phone and web services to keep customers informed of operational changes for the current season and No changes have been seen or brought forth with regards to customer expectations
- Visitor Center hours have been reduced, we have no scheduled hours
- We have been working on projects, repairing, and performing maintenance on facilities and equipment

Park/Program Usage

- Visitors have been using the trails and day use areas to fish, hike and walk dogs
- We have had very few campers this month due in part to the colder weather and snow at the end of the month has also contributed to the slowed visitation
- There are regular hikers, snowshoers, and skiers. Ice on the lake has been marginal even with the cold temperatures. The large amount of snow has slowed the freezing of the ice. Rain came in the last week of the month causing the melting of much of the “Good” ice

Program Services

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Jr. Ranger Programming	0	0
School Programming	0	0
Special Events	0	0

Preservation of Natural, Cultural, and/or Historical Resources

- Awarded RV Grant to fund the installation of defined living pads for each campsite in conjunction with vegetation management plan to protect resources and enhance camping experiences in the fall and continue into the next year

Staff Training

- Staff completed respectful workplace training at the region meeting. (1 hr. each)
- Staff completed Cyber Awareness Training
- Staff attended the Region meeting 11/30 & 12/01

Strategic Plan Actions

- Working on installation of defined living pads at each campsite and vegetation management plan as provided by the RV grant to protect the resource and enhance visitor camping experiences

Park Manager’s Narrative

- Manager attended/participated in the following meetings:
 - The north region manager conference call
 - All Staff Region Meeting
 - Interpretive meeting at Ponderosa SP
- Ranger attended Selkirk CWMA (Cooperative Weed Management Area) meeting
- We have been taking many phone calls about nonresident fee increases regarding Fall camping
 - When they find out the cost for non-residence campers, they choose to go elsewhere
- We received the new Wireless credit card reader for our tablet to accept credit cards at the kiosk, the credit card reader will not hold a charge for more than an hour, so we are working with R&R to get an external battery pack from Aspira to be able to use of the reader all day
- Manager started putting together a concession agreement for a fishing outfitter (Longdrift outfitters) for spring fishing within park boundaries
- RL resident was inspected by region manager, park manager and ranger
 - We have identified projects to be completed at the park residents.
- Manager has been working with Friends of Scotchman peaks to coordinate the winter tracks program at the park
- Started the planning process for FY 25 budget
 - Identified 5 priorities for the CIP list
- Winter road was opened at the end of the month
- Winter equipment has been pulled out, serviced and ready for the season

- We repaired the plow for the 4-wheeler, welded a plow foot bracket and turned the cutting bar and we installed chains on the 4-wheeler
- We purchased and installed chains on the gator and 4wheeler.
- Items/tasks we have accomplished to prepare for the colder, winter weather
 - Finished dock board replacements for the season
 - Septic tanks were pumped, and sprinklers were blown out for the season
 - Summer equipment was serviced, winterized, and stored
 - Finished splitting and stored wood for next season resale program
- Several local volunteers have been helping at the park with a lot of campgrounds clean up and ongoing trail maintenance work
 - Felling trees in the volunteer site area that were affected by the bark Beetle
 - Grinding stumps in the campground
 - Tables have been evaluated for refinishing and dis-assembled
 - Re-finished three benches along the trails
 - About a dozen trees at the shop parking lot were removed to make room for snow this winter

WINCHESTER LAKE STATE PARK – STEVE KUSKIE, ASSISTANT PARK MANAGER

Customer Service

- October is the month we break things down and start to winterize the park
- November brought early snow and cold that stayed most of the month. We hit upper 40’s now and again but mostly saw winter-like temperatures and moisture. The lake took a couple weeks to freeze and started mid-month
- December was a mixed bag of weather bringing first great snow and sub-zero temperatures. Then it began to rain, and we had 40’s for highs.
- The Nordic trail came and went in a matter of weeks. There was steady use while we were able to groom. Now it is bare in spots, crusty snow in others... not the best.
- Yurts were slow at first, then filled in for the holiday. Once the ice on the lake was good, those who fish hard water began to come out. Day use increased and more yurt reservations were made

Park/Program Usage

- Appaloosa Loop: averaged usage: 19% Oct, 1% Nov and 0% Dec
- Bitterroot/Camas: averaged usage: Closed for the winter
- Tamarack Yurt: averaged usage: 65% Oct, 23% Nov and 16% Dec
- Snowberry, Lodgepole and Ponderosa: averaged usage: 33% Oct, 8% Nov and 11% Dec
- Day use was slow to non-existent. The weeds in the lake have been particularly bad this season

Program Services

Program Type	No. of Programs	No. of Attendees
Experiential Programming	0	0
Interpretive Programming	0	0
Family Movie Nights	0	0
Jr. Ranger Programming (Saturday A.M.)	0	0
Jr. Ranger Programming	Self-Guided	0
School Programming	0	0
Special Events	0	0

Preservation of Natural, Cultural, and/or Historical Resources

- IDL has made good progress throughout October. They continued clearing the prescribed area around the trail and have done a great job so far
 - The park can retain the majority of downed trees for future firewood sales.

- IDL is also piling beehive piles for burning next season and have some remaining piles to burn near the entrance currently. We are planning a broadcast burn in that treated area when crew available
- Approval was given by IDFG to further the pre commercial work on WLP and more thinning/ground burns within WLSP. Walk-through meeting was held in April with IDFG, IDL and Park staff, but all this is on hold until later in the season when fires aren't their priority
- A continued multi-year thinning/burning plan from IDL has also been approved by IDFG to help return the entire WLP area to its historical Ponderosa Pine Sahara. Plan comes with identified burn intervals to keep WLP and WLSP on track for years to come
- More interpretive panels throughout the park could be added to discuss the diverse history of the area that the park encompasses. From the Nez Perce perspective, as well as the mill history. Also, there are unique geologic features whose history could be discussed. The cost of these panels is the biggest hurdle for the park

Staff Training

- Staff completed respectful workplace training at the region meeting. (1 hr. each)
- New ranger completed cyber security and other onboarding trainings from DHR. Supervisory Academy scheduled.

Strategic Plan Actions

- Providing new interpretation programs – We want to incorporate a wider variety of programming this season, which will include an array of interpretive offerings
- We currently offer the senior discount which coupled with an annual pass, significantly decreases the amount of money the park sees from those visitors
- An observation made this season was folks were staying here for other reasons than the discounted rate. It was a perk, not a deciding factor to stay. A look at this could be a way to increase the revenue of the park without any added resources. As always, we will continue to better our sites to entice more visitors

Park Manager's Narrative

- We brought on our new Ranger this month and she is excited to join the team, she dove right in and is doing great
- Ensuring all the summer equipment put to bed and bringing out the winter equipment.
- We've started plowing and grooming as the snow came a bit earlier than it has been
 - Our grooming efforts have melted out, but we have hope that the snow will return so we can keep offering the Nordic trail. Folks enjoy it
- There was a dip in yurt usage for the first time in a while. Weather didn't help much, but it was surprising to see such a gap

South Region

**SOUTH REGION QUARTERLY REPORT
OCT – NOV– DEC 2022**

MISSION: To provide a safe and unique experience while preserving, protecting, and enhancing recreation. We interpret natural, cultural, and historic values. To maintain park infrastructure for visitor services and programs, while looking for new opportunities.

GOALS:

- Ensure that all facilities are kept clean and hazard free.
- Utilize both paid and volunteer staff to staff visitor centers and entrance booths.
- Patrol parks ensuring user needs, user safety, and resource protection are met.
- Assess operations and opportunities to ensure quality experiences are provided and developed.

SOUTH REGION SERVICE CENTER – THERESA PERRY, SOUTH REGION BUREAU CHIEF

- Continued communication and support of the south region parks. Site visits and regular communication with the park manager ensures a better understanding of the needs within the region.
- Continued working with park managers on a variety of concession agreements. The Department of Administration – Risk Management staff have been especially valuable as well with the review of insurance documents and assisting with other questions.
- Additional staff time was given to Eagle Island to augment the park manager’s absences. This support included addressing daily operational issues, support of the numerous cross country events including meeting with organizers of the Bob Furman event, management of concession operations, hosting and attending the Idaho Heritage Trust site visit, assisting with the planning of Rec Fest special event that is planned for June 2023, and completing a hazard tree removal project.
- Worked with Eagle Island Park staff, region maintenance staff and the agency’s Natural Resource Manager (Keith) to remove approximately 70 hazard trees in the park. This is a significant change for the park and its visitors but will increase visitor safety significantly. Seeking funding for replanting is necessary and will be pursued in the new year.
- Additional efforts at Eagle Island included meeting with Paddle Board Idaho at Eagle Island to wrap up the season and discuss future directions this concession may take. The volume of aquatic weeds in the lake continues to create challenges for this operation and in providing a quality water-based recreation experience. Park staff will continue to find ways to improve water quality and reduce the aquatic weeds.
- Finalized the agenda for the ranger roundup training that was hosted at Ponderosa in October. Based on the positive response to this training it will continue in conjunction with all regions.
- Continued monitoring of many development projects across the region, including the completed repair of the Eagle Island sewer lift station and preparing the CIP list.
- Worked with region staff to develop and host the two-day South and East region meeting in Burley. All staff seemed very appreciative of gathering in person for this short but productive meeting.
- Working closely with the Lake Cascade Park manager and Bureau of Reclamation to determine the impact the Buy America requirements may have on the agency and park operation.
- Developed and implemented various community programs and events along with planning future recreational and educational opportunities with community partners during this quarter.
- Filling permanent vacancies seems to be an ongoing process as staff transfer or leave the agency. The shared South Region, Operations and Grants administrative assistant has left her position and will now serve as the ranger at Bruneau Dunes. In the interim the East Region administrative assistant will provide support for the South Region.

- The number and variety of interpretive programs and special events conducted in the region added important value and meaning to the agency and its visitors. This noteworthy effort is detailed within the individual park reports.
- Weekly operations conference calls with the other region managers and operations chief continue. These important calls involve the discussion of operational needs, concerns, projects, and policy issues.
- Met with fellow region managers and Operations chief to develop and research agenda items for the January Operations meeting.
- Housing inspections for all residents in the south region were completed. The maintenance needs for the agency residents are now compiled in one document which should allow for better tracking of necessary repairs and upgrades.
- Participated in the IDPR board meeting held in Twin Falls via zoom as well the JFAC tour at Bruneau Dunes in October.

BRUNEAU DUNES – BRYCE BEALBA, PARK MANAGER

Customer Service

- The required seasonal layoffs after five months of employment left us shorthanded in maintenance and visitor services and overall, left the park at 65% of full staffing levels for October. With the observatory remaining so popular we had to limit the number of telescopes we used due to lack of staffing.
- We tried “Wednesday Sled-n-day” through October which gave a 50% discount on sand board rentals to local residents in order to improve mid-week sales and encourage local residents to visit the park. The program though was not heavily advertised and not successful.
- Trail marking improvements in the park have evidently made a huge impact this year as there were no rescues in 2022.
- JFAC toured the park in October. The event was successful and highlighted the strengths and needs of the park.
- Electrical work in the observatory continued through the quarter. Drywall and painting were completed and the telescope arrived and is in storage until spring. We are discussing the purchase of a planetarium option that will allow for daytime programming and will be particularly useful with daytime school groups when the telescopes cannot be used.
- Duck hunters have returned to hunt the park boundary. It is legal to hunt from the boundary fences, but we have had instances of shot hitting RVs in the campgrounds. We have reached out to IDFG to confirm hunting rules regarding firing into the park and have asked for increased patrols. We will also continue educating hunters as we see them, and to post rules along the boundary fence.
- The track for the main observatory building has broken and no longer rotates. We are working with development to get bids for repair. The building was built using grants and donations and represents a valued partnership with the Boise Astronomical Society. Given its historical significance and educational value to the public, we believe it should be repaired and used in addition to the new observatory as crowds coming for the programs exceed the capacity of either standalone facility.

Park Usage

- We saw 3,210 vehicles in October and 1,629 in November. The car counter stopped functioning mid-December and we have a partial count of 720 vehicles.
- The visitor center had 2,804 visitors in October, 393 in November, and 91 visitors in December.
- We rented 430 sandboards in October, 50 in November, and 5 in December.
- Colder weather coupled with winterization of the water system slowed visitation in November, but we did have moderate day-use during the month. Day-use and camping were also slow in December given the colder temperatures and snowstorms.

Program Services

- October was our last month of program services, in total we offered 33 interpretive programs with 344 visitors and held 5 observatory programs with 598 attendees.
- We awarded 3 JR. Ranger patches and 12 badges.

Program Type	No. of Programs	No. of Attendees
Experiential Programming		
Interpretive Programming	38	942
Jr. Ranger Programming		
School Programming		
Special Events		

Preservation of Natural, Cultural, and/or Historical Resources

- The campgrounds and trees looked remarkably healthy in the fall considering last year’s irrigation well failure and this year’s line breaks. I am hopeful that a portion of this is attributable to the water filter we installed two seasons ago.
- The two years of irrigation issues have resulted in loss of grass, trees, and encroachment of invasive weeds. Puncture vine is especially prevalent in the tent loop of Broken Wheel and we have seen a dramatic increase in Rush Skeleton weed (an invasive non-native) along roadsides and in burned areas. Staff have been hand pulling as herbicide is not useful at this point in the season.
- The river pump was turned on mid-October to recharge the lakes.
- Observatory contractors accidentally damaged the neighbor ranches power line feeding their well and pump for cattle. We are working with electricians to get it fixed.
- Right before we winterized there was an irrigation line break at a critical location. We believe we were able to successfully blow out the system for winter, however the break is in a junction of water and powerlines and will require a locate before we can dig and make repairs for next season.
- We hosted a combination of Boy and Girl Scouts in November who did a significant amount of invasive weed removal and Russin Olive trimming in the campgrounds and at the Big Dune day-use area.
- We have requested an additional well to be drilled to supplement our irrigation (CIP list item). Have also requested funds through the CIP process to fix several miles of downed fences which will likely require surveying to ensure accuracy.
- Gophers have invaded both the campgrounds and are causing a lot of damage. They had moved on due to the last couple of season’s irrigation breaks but have since returned after we made well and irrigation repairs.
- Roads in the park are deteriorating at an increased pace. We patched some areas last season and will purchase more asphalt in the spring. Given the temperatures we are filling holes with gravel during the winter. The main entrance road is quickly deteriorating and will become a hazard. CIP requests have been made for repairs.
- After hours off-roading continues. As the vehicles leave and enter the pavement their tires are causing significant damage to the asphalt edges causing further erosion to the park roads.
- Increased arsenic levels in the well are still a concern. We are still working to install a filtration system for the ranger’s house.
- Increased sightings of large carp in the Small Lake are worrisome. The lake was treated around 2000 and has been a valuable fishery and resource.

Staff Training

- Staff attended the Region Meeting in November.

- Manager Bealba will be attending State Park Leadership School (SPLS) in January.
- All park staff need First Aid/CPR training.

Strategic Plan Actions

- New lifetime warranty futons were installed in the cabins.
- We attended the Mountain Home Travel and Tourism meetings via Zoom.
- Manager Bealba toured the Rancho Mirage observatory and planetarium to evaluate the feasibility of purchasing the same planetarium for our new observatory.

Manager’s Narrative

- We are happy to have Trish as our new ranger. Having previously worked at HQ she has a good foundation of knowledge and will be an asset to the park. Trish will be the S. Region CPR/First Aid Trainer and is planning on holding training for all BRU staff for the upcoming season.
- Staffing shortages will once again likely delay completion of the Dark Sky application, but we are hoping to get it completed and in place by the opening of the observatory.
- The addition of the new telescope will necessitate an increase in funding as we will need to hire at least two part time astronomers. We may be able to attract interns hired through the NASA grant at BSU to alleviate staffing shortages. We are looking into altering our “dormitory/storeroom” at the observatory by building a restroom which would allow us to house the interns at the facility.

EAGLE ISLAND – ANDREW SALZANO, ASSISTANT PARK MANAGER

Customer Service

- We are working with coordinators about special events and large group requests for the 2023 calendar, including the Pulse Endurance Runs and the Aaron Butler Memorial Purple Heart Run.
- Park staff assisted with the installation of two safety speed bumps adjacent to entrance kiosk building; work was completed by Pavement Specialties of Idaho (PSI) and funded by road and bridge money.
- We continue to respond to visitors requesting Gateway Park snow hill reservations via email and phone and have been assisting Gateway Parks with cleaning of the restroom. The park has hired 3-4 winter seasonal staff to assist with increased winter usage.
- Parks visitor center remains closed for the season.

Park/Program Usage

- The park hosted the Idaho District 1A/2A & 4A/5A Cross Country races with approximately 10,000 spectators/participants.
- The Treasure Valley Working Dog Club field event was held in the park in October with 20 participants and Idaho Capitol City Kennel Club in November had 10 participants.
- Nike Northwest Cross Country Invitational had 2,530 participants with an additional 2,540 spectators.
- Treasure Valley Disc Golf Club event had approximately 90 participants.
- Local police agencies continued to use our fields and outbuildings for K-9 and drone training.
- Wild Beginnings Nature School was operational daily throughout the quarter and Gateway Parks Snow Hill was operational daily during November and December.
- Traffic Count: October 13,614; November 12,582; December 12,942

Type of permit issued	No. of Permits	No. of Attendees
Group Use Permit	6	15,190
Special Use Permit	0	0
Film Permit	0	0
Other permits	0	

Program Services

- Experiential program – (Off-Site) Park staff attended Girl Scouts STEM event in October.
- Interpretive program – Park staff hosted one 1-hour program for Wild Beginnings School.

Program Type	No. of Programs	No. of Attendees
Experiential Programming	1	200
Interpretive Programming	1	30
Jr. Ranger Programming		
School Programming		
Special Events		

Preservation of Natural, Cultural, and/or Historical Resources

- Staff continued spraying and manual removal of noxious and invasive vegetation – to include poisonous hemlock and goat heads.
- We worked with Keith Jones to remove hazardous trees from the parking lot and developed area of the park. Approximately 70 hazard trees were dropped.

Staff Training

- Park rangers attended Ranger Round Up event at Ponderosa State Park. (24 hours each)
- Rangers Dominic & Kelsea attended the DHR Supervisory Academy in November. (24hrs each)
- Permanent staff attended the South/East region meeting in November.

Strategic Plan Actions

- Worked with Ada County Sheriff’s Department regarding bike patrols at Eagle Island State Park during October and November; Eagle Police Department loaned the park three bikes for park staff to use as needed. Currently working with Sheriff’s Department regarding additional vehicle patrols at the park due to increased day usage for the snow hill.
- Working with City of Eagle trails master plan regarding green belt progression.
- Continuing work with development and contractors on lift station repairs. New pumps and control panel installed. Waiting on contractors to replace lift station access lid cover.

Manager’s Narrative

- Met with concessionaries, Paddle Board Idaho and Tropical Sno, to discuss current year wrap-up and plans for next year’s operations.
- Park staff assisted with the replacement of collapsed culvert that provides emergency access to the east end day use area located near east restroom.
- Park staff assisted Jeff (Outdoor Recreation Analyst- Development Bureau) with a 2022 update on a building survey.
- Park staff met with campground engineers to discuss utility and water system needs.

LAKE CASCADE – BLAKE PACKER, PARK MANAGER

Customer Service

- We have ensured that proper signage and advertising was utilized to inform the public of campground closures made in preparation for the Crown Point development project.
- The park purchased additional resale items including shirts, hoodies, and coffee mugs to keep up with the demand that the park has seen in the visitor center resale store.
- All campgrounds and day use areas were closed for the winter excluding Blue Heron, Van Wyck, Boulder Creek, and Poison Creek winter parking areas. Snow removal is taking place throughout the park.
- The park will continue to work in partnership with Idaho Fish and Game (IDFG) to maintain the Boulder Creek winter access parking area for a fourth year. This location has proved to be an excellent addition for anglers to gain access on the lake for ice fishing. Additionally, this access

point has helped relieve some of the parking and congestion issues in all the parks winter parking areas.

- The park started grooming our Nordic trails at the end of November.

Park/Program Usage

- Warmer weather throughout the first half of October provided late season camping opportunities for visitors and we experienced significant usage on the weekends throughout the month.
- Water quality issues related to cyanobacteria persisted throughout summer months and into the fall. This impacts overall usage on the lake throughout the summer and also impacts certain recreational groups in the fall including waterfowl hunters and anglers.
- Due to colder temperatures in November, ice started to form on the north end of the lake providing limited opportunities for anglers to start ice fishing. Anglers primarily used the Boulder Creek winter parking area to access this portion of the lake.
- Warm weather conditions during the first three weeks of December limited the formation of safe ice conditions on the south end of Lake Cascade. Due to this the park didn't see an increase in visitation from ice fishing anglers until the end of the month when ice conditions improved.
- IDFG is now permitting ice fishing tournaments.

Type of permit issued	No. of Permits	No. of Attendees
Group Use Permit	0	0
Special Use Permit	0	0
Film Permit	0	0
Other permits	0	0

Program Services

- Park staff assisted the Mountain Community School with developing a Trout in the Classroom program for this winter. This included assisting with program material and setting up the fish tank once they received trout eggs from IDFG and Trout Unlimited.
- Park staff planned and organized the parks Idaho Free Winter Access Day to be held in January. We worked with local partners including Tamarack Resort, Cascade Aquatic and Recreation Center, Horizons' Lifestyle and Education Team, Cascade Nordic Club, and the University of Idaho Extension Office to organize this event.
- Park staff received a Group Use Permit for the Idaho Sled Dog Challenge which is scheduled to be held from January 29 until February 2. This Group Use Permit was approved by the Park Manager and is awaiting approval from the South Region Bureau Chief, Operations Division Administrator, and Director.

Program Type	No. of Programs	No. of Attendees
Experiential Programming		
Interpretive Programming		
Jr. Ranger Programming		
School Programming		
Special Events		

Preservation of Natural, Cultural, and/or Historical Resources

- Park staff removed several hazard trees at the Bureau of Reclamation office area. Staff also removed numerous dead trees and hazard trees at Boulder Creek day use area.

Staff Training

- Park rangers attended the South and East Region Ranger Roundup in October. The Ranger Roundup provided training in chainsaw operation and maintenance, and hazard tree removal.

- Staff attended the south and east region meeting in November.
- Training needs identified: Reservation System Training, Interpretative Training, Compliance Enforcement Officer (full 60-80 hour course), CEO Refresher, First Aid and CPR Training, Snowmobile Training, PNW Field Preservation School Training, DHR Supervisory Academy, DHR Crucial Conversations, and DHR Crucial Accountability.

Strategic Plan Actions

- Park staff worked with development staff and contractors to finish both the Crown Point accessibility and Blue Heron boat ramp projects. Due to temperatures and weather conditions the concrete work portion of these projects was placed on hold until Spring of 2023. These improvements will provide a significantly better experience for visitors utilizing these facilities.
- Park staff worked with the IDPR Development Bureau staff and the South Region Manager to secure funding for the replacement of the pump and to correct other issues with the Osprey Point water system.
- Park staff worked with IDFG staff to develop a new winter access location on Stonebraker Rd. This included providing recommendations to IDFG staff on signage, snow removal operations, and parking plans.

Manager's Narrative

- Participated in the Valley County Waterways meetings and Cascade Chamber of Commerce meetings.
- We have seen a significant increase in snowmobiles and ATVs illegally operating inside of closed units off designated roads or trails. This persists in all units but is especially prevalent in Blue Heron, Van Wyck, Ridgeview, Buttercup, West Mountain, and Poison Creek Campgrounds. We are considering options to address these issues including installing trail cameras, Facebook Posts to inform the public of rules related to these issues, and developing a press release to educate the public on this matter.

LUCKY PEAK – SURAT NICOL, PARK MANAGER

Customer Service

- All units are operating under reduced hours for the winter.
- All units are currently off leash, and the disc golf course is installed until May 1.

Park/Program Usage

- Sudden cold weather in October caused reduced attendance, particularly at Spring Shores.
- Cyclocross event #1 was held at Sandy Point in November and was very cold, wet, and with a fair amount of snow. Approximately 85 racers participated over 2 days.
- Cyclocross event #2 was held at Sandy Point in December and was also very cold, wet, and with a fair amount of snow. Approximately 75 racers participated over 2 days.

Program Services

- A disc golf tournament held on opening day in October with approximately 75 golfers participating.
- Bri is now doing out of park/outreach interpretive programs around Boise. She has conducted programs for Boise State, and park field trips. She did an animal adaptations program for Riverstone School in November and gearing up for the 2023 season already.
- Bri set up a “Trim the Trees” event at Discovery. This was held on four different days and invited the public to make ornaments, pinecone bird feeders, and learn about the park. Big thanks to the great volunteers from HQ who braved the cold.

Program Type	No. of Programs	No. of Attendees
Experiential Programming	1	7
Interpretive Programming	2	36
Jr. Ranger Programming	1	15
School Programming	4	96
Special Events	7	389

Preservation of Natural, Cultural, and/or Historical Resources

- Five Students from Eagle High School volunteered at Spring Shores to help expand our pollinator garden. This is part of their senior projects which will wrap up in March. They spread plastic over 2,000 square feet of turf. This area is steep, dangerous to mow, and not used in any recreational capacity so we will be replacing turf with wildflowers, bunch grasses, and shrubs in the spring. The seniors will also help grow plants in our makeshift greenhouse to plant in the spring.

Staff Training

- Jeff attended Ranger Round Up and Bri attended interpretive team meeting in October.
- Jeff and Surat attended the South-East Region conference.
- Jeff attended a refugee conference in November.
- Surat attended all HQ staff meeting in December and conducted a Verbal Defense and Influence class at the meeting.

Strategic Plan Actions

- Surat attended the monthly meeting with Southern Idaho Sailing Outreach.

Manager’s Narrative

- Paddleboard Idaho, the concessionaire at Sandy Point, wrapped up his season and made concession payment. Overall, a good season.
- Surat completed the Annual Management Plan for USACE.
- Congratulations to our ranger Bri for being chosen the 2022 Ranger of the Year. We are so proud of her and look forward to her continued success.
- Surat and Debbie (IDPR HR) met with ITS on revamping the IRS system. We had a face-to-face meeting that helped tremendously in addressing IDPR’s needs and ITS challenges with managing data and archives. A prototype will be tested in December.
- Surat participated in a moorage pricing meeting with Hell’s Gate, Dworshak, Heyburn and HQ staff. Good exchange of ideas and thoughts on our pricing policies.
- A deer got trapped in the backyard area of Spring Shores and managed to destroy a double pane window. The young female had some cuts but was otherwise fine as she bolted to freedom when the gate was open.
- Surat was a guest on a radio program and discussed winter activities and safety.
- The roofing project at Spring Shores was officially completed. Thank you, Melanie and Bryan, for all your help.

PONDEROSA – MATT LINDE, PARK MANAGER

Customer Service

- We staffed our entrance station through most of December in order to provide better customer service. This allowed us to collect more revenue and to assist our visitors.
- The visitor center was open every day in November except for Thanksgiving and the day after. In December we had the visitor center open every day except for Christmas eve and Christmas day. This gave us the ability to provide great service to the users in the wintertime.

Park/Program Usage

- October was an unusually warm and busy time for the park. It was the latest we have kept the Peninsula Campground open. User demand drove this as we saw a record number of campers into October.
- Typical users in October and early November were hikers. Later in November we had some skiers and snowshoers.
- December was dominated by Nordic users. Skiing started in early December and is going strong. Our usage consists of a mix between skiers and snowshoers.

Program Services

- Treasure Valley Community College students came up for an interpretive program put on by Amanda about the Meadow Marsh area.
- Roots Forest School will dominate the programs put on in the park for the next several months.
- The park hosted “Trek to the North Pole” in December. This was a ½ mile walk across snow to one of our rental cabins that is decorated like the North Pole and has Santa and his helpers listening to the kids Christmas wishes. It was well attended and the users like the program.

Program Type	No. of Programs	No. of Attendees
Experiential Programming	1	9
Interpretive Programming	1	9
Environmental Interpretation	1	18
Jr. Ranger Programming	1	7
School Programming	118	1,458
Special Events	2	415

Preservation of Natural, Cultural, and/or Historical Resources

- Approximately 165 slash piles were burned in October in the Meadow Marsh II project area. The prescribed burn in the area has been put off until fall 2023 due to wet conditions and snow.
- The Southern Idaho Timber Protective Association came in October to masticate grand fir trees in the Meadow Marsh II treated area and the main road into the park.
- The panels for the fossil display are going through some revisions and we hope to take delivery in April or May.

Staff Training

- Five staff members attended the region meeting in November.
- Staff attended the ranger roundup training that was hosted at the park.
- One staff member took the test to become a certified pesticide applicator.

Strategic Plan Actions

- Work continues on plans to update underground infrastructure in the Blackberry loop in the fall of 2023 and the bid package for the improvements will go out soon.
- Work continues on the Meadow Marsh II project to provide signs in the trails that give the user a deeper understanding of why we thin the forest as well as other topics related to the project.
- We are currently working through different ideas for the Kokanee Cove group use area. There are three main ideas for the area and none of them seem to hit the nail on the head mostly because they require us to plow into part of the park that has an historically important Nordic trail in the middle of it. This will require us to change operation of our winter program significantly. This is something that I don't think will go over well given the historic winter use of this park.

Manager's Narrative

- The ranger roundup was held in the park in October. We had about 22 rangers from across the east and south regions attend and were trained on chainsaws and hazard trees.

- Our Nordic program was up and running at full speed early in December. We have three staff that are splitting days to work part time in the entrance kiosk. This role is crucial for catching all users at the entrance to the park.

THREE ISLAND – NITA MOSES, PARK MANAGER

Customer Service

- The visitor center was open 7 days/week from 9am to 4pm, for 31 days in October. Peak season ended October 31. Facilities were closed and winterized.
- In November and December, the visitor center was open 5 days/week from 9am to 4pm Tuesdays – Saturdays excluding holidays. On occasion during off season it is closed due to lack of staffing.

Park/Program Usage

- The Oregon Trail History & Education Center served 1,229 visitors for the month of October who came from 19 states and 3 other countries (Australia, Poland, and Canada). In November we served 219 visitors from 8 states and in December we served 140 visitors from 4 states. Total visitors to the history center YTD are 13,360 which is 723 more YTD visitors than last year.
- Some of the comments we received from visitors included:
 - “Very nice displays. Thank you so much!” – Sharon and Art, Bellevue, WA
 - “Wonderful display! Fascinating.” – Susie and Mike, Anchorage, AK
 - “Such a great learning experience. Thank you!” – The Jewell Family, Boise, ID
 - “Very well done!” – Ron and Paulette
 - “Wonderful park and interpretive center” – Bob and Sharon
 - “Fantastic glad this is a thing” – Molly
 - “Very nice! Great displays!” – Greg and Vickie, Richland, WA
 - “Love the great history lessons” – Frisby Family, Idaho
 - “Always learn something new” – Michael Anselme

Type of permit issued	No. of Permits	No. of Attendees
Group Use Permit	5	347
Special Use Permit		
Film Permit		
Other permits		

Program Services

- Rattlesnake Rounders held two disc golf events in October with a total of 39 participants.
- Gem State Disc Golfers held one tournament in November with 137 participants.

Program Type	No. of Programs	No. of Attendees
Experiential Programming	3	176
Interpretive Programming		
Jr. Ranger Programming		
School Programming		
Special Events		

Preservation of Natural, Cultural, and/or Historical Resources

- The compressor operating a display in the history center’s interactive museum failed and had to be replaced.
- There was a snowstorm on the night of December 29. We received very heavy, wet snow that took down branches and a few trees throughout the park.

Staff Training

- Staff attended the South/East Region Meeting in Burley.

Strategic Plan Actions

- Speed limit signs obtained via road & bridge funds were installed in the park.
- New IDPR Development staff member Brian visited the park in October to discuss the remodel of the two restroom facilities at the end of the Trailbreak Cabin. They are on the Capital Improvement Plan and funded for remodel.

Manager's Narrative



- Nita and Jamie replaced mainline water valves and drains in October. These valves keep breaking, and staff believes that it is due to poor quality valves. The broken valves were replaced with stainless steel valves in hopes that they will last longer. In November, more mainline valves and drain valves failed and leaked water into facilities that were already winterized. Stainless steel valves were used instead of the poor-quality brass valves being manufactured lately.
- The older of the park's two dump stations keeps backing up and must be snaked each time. It is on the CIP list for redesign.
- In November a meeting was held at the park to discuss the community's economy and the park's involvement. Nita attended the meeting along with the IDPR Director, Board Chair, HQ staff, Elmore County Rural Development Director, County Commissioner, and Mayor. Items discussed include signage from the freeway into the park, routes into the park, city trails and grants, IDFG access road, city airport issues, park facilities, and possible future additions to the park. Afterwards, participants traveled to Hammett to discuss the possibility of obtaining and developing a facility there as a new IDPR managed facility.
- Work on the refinishing the floors in the Wagon Wheel restroom/shower facility commenced in November. They were redone last winter, but the product failed. The contractor came again after the end of the peak season, sanded and repainted areas with a product that they said would hold up better.
- Nita attended a meeting on December 13 to discuss the Heritage Pathway Project.
- Staff held a retirement/appreciation get together on December 10 for Vance. His last day was on December 31. His knowledge of the park and skills will be greatly missed!

SOUTH REGION MAINTENANCE CREW – CHRISTOPHER RE, FOREMAN

Bruneau Dunes State Park

- Dug out a broken solenoid and found some electrical lines. Had to have the lines checked to make sure they weren't live.

Eagle Island State Park

- Replaced old culvert in October.



- In November we assisted with the removal of old/dead cottonwood trees in the parking lot which we moved to the burn pile in the park and helped by bulldozing the pile.



- In December we finished removing all the trees that were cut down when park staff and Keith worked at the park the last week of November.
- Started to muck out the south irrigation ditch.



Lake Cascade

- In October we removed the docks at Van Wyck for the season and assisted in removing the docks being replaced at Blue Heron Boat Ramp. This included assisting in the storage and disposal of these outdated docks.

