

June 28<sup>th</sup>, 2022

**RECEIVED**

*By Alison Crist at 3:21 pm, Jul 12, 2022*

Ada County – Planning & Development Services  
Attn: Planning Department  
200 W Front Street  
Boise, Idaho 83706

Re: **Master Application, Zoning Ordinance Map Amendment, Conditional Use Application – Detailed Letter of Explanation**

Dear Planner:

**Thank you**, for the opportunity to present our request for the master plan, zoning ordinance map amendment, **comprehensive plan map amendment**, and conditional use application for our project located at 7680 W Vallejo Rd, Boise, ID 83709: Parcel Number S1412131230. The project will be a 388-unit RV resort, located in South Ada County. The property is approximately 39.5 acres and is currently zoned rural preservation and is not associated with a conditional use or any approved master site plan.

We request a change of zone from RP to C-1 for all 39.5 acres (Parcel number S1412131230). This will find a solution to major needs needing in the valley for RV spaces, in temporary stays for individuals throughout the valley and beyond. The rezone aligns with current development happening in the surrounding area of both neighborhoods, and future developments. This also will feel the need for future housing for contract workers for the Kuna “Meta Center” as well as contractors, builders, laborers, transitional housing for new-home builders, and individuals traveling within our beautiful state.

Additionally, we would like to change the comprehensive plan map amendment from “rangeland” to “commercial” on the future land use map in the comprehensive plan. This should be considered necessary, with consideration of growth and future development coming into the area.

Currently, the property is home to “Black Dog Clays”, and will be an improvement to the property and surrounding areas. The cleanup of lead on the premises has been discussed with DEQ, and upon approval will be cleaned and cleared. Additionally, ACHD has deemed the project to not need a “traffic impact study” and will not have an impact on the surrounding roadways.

This will be a phased project, going as follows: In phase 1, the completion and improvements of the common area, as well as 117 unit spaces. In phase 2, an additional 62 spaces. In phase 3, the remaining 208 spaces. All to be completed within three years.

This site will have one – three full-time employees on-site for any RV needs/concerns. This will ensure the highest level of respect for the property, and surrounding property owners, as well as well-maintained facilities and areas.

The total area of the proposed development is 1722031 ft.<sup>2</sup>/39.532 acres. The number of spaces equals 387 average area per unit equals 4450 ft.<sup>2</sup> Each space will allow for two-vehicle parking as well as their recreational vehicle. This will provide many areas, for the necessary parking needs.

Domestic water will be provided by the Suez water system by extension of existing water min. Sewage disposal so is to be approved by Southwest District Health in the department of environmental quality. All roadways are private drives with cross-access easements. All roadways are also public utility easements. A stormwater runoff system will be designed to retain water on site. Facilities will be located within a storm drainage easement. This property does not have pressure irrigation water right pressure irrigation will not be provided.

There will be public utility easement as follows: blanket utility easement and all cross-access easements; 8-foot easement along rear lot lines; the cross access easement along the south line of lots for block two will be 20 feet wide to provide access and utilities to lot nine-block one, and a 12-foot easement along the subdivision boundary.

This subdivision is subject to compliance with section 21–3805 of the Idaho code concerning irrigation water.

On-site septic and wells will be abandoned by the technical guidance manual for individual and subsurface sewage disposal systems. Existing wells and septic systems in the area appear to meet standard separation requirements for the proposed public mains.

The owners will operate and maintain the roadways in the cross-access easement, individual RV spaces, and individual sewer systems.

Parcel number S141213120 has been annexed and mapped into the Whitney Fire District and will be provided fire services through them.

Within the site, there will be two dumping stations to maintain sewer control within the property. Currently, the development is in the discussion process of future septic systems and sewer waste management.

This property will provide both short and long-term stays, not exceedingly more than six months. Additionally, like any housing/neighborhood development, there will be CCRs in place to ensure the highest quality and most maintained spaces. Example: no RV/camper shell be more than 10 years or older.

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As stated above, this development is essential for the growth that we are seeing within the Treasure Valley, especially in the county. Our surrounding RV parks and camping areas are over capacity. For one example: Centerpoint RV, in Nampa Idaho, has well over 200 individuals on a monthly stay waitlist. This development will provide not only spaces for tourism, and short-term housing, but as well as stay for future development coming to the area and surrounding areas. Landscaping, lighting, and recreational parks will also be an addition to the property, to ensure the highest standard of cleanliness, safety, and beautification in the area in which the park will reside.