

History:

Our journey with the Around the Bend RV Storage Facility began with a vision seeded in 2006. My dad, Ken Rich originally acquired this property in Horseshoe Bend as an investment, envisioning it as a future hub for housing development. However, as the tides of zoning laws shifted, transforming the land into commercial property, the initial plan of housing development became unfeasible. This change, rather than being a setback, sparked a new vision for the property.

With the land lying dormant for over a decade, my dad hoped to one day transform it into a legacy for his children and grandchildren – a dream that resonated with our family's deep-rooted love for Idaho's great outdoors. Our family's deep love for RVing, boating, ATViing, and snowmobiling in Valley County has not only been a source of joy but also an insight into the community's need. We recognized the challenges and costs associated with hauling RVs up and down the mountainous terrain. This realization birthed the idea of an RV storage facility, a concept that promised to bring convenience and benefit to the residents of Boise, Ada and surrounding counties.

In 2023 my husband, parents and I started making plans of turning this dream into a reality. Our goal is to establish a facility that not only serves as a practical storage solution but also enhances the outdoor experience for families and adventurers alike. Leveraging our family's expertise in concrete and excavation, along with the support of friends in related industries, we are poised to transform this once bare land into a functional and accessible RV storage space.

Our plan is grounded in simplicity and practicality. We envision a well-organized gravel lot, marked with clear space dividers, and secured with a perimeter fence and an automated gate for security. This foundational setup aims to provide a hassle-free storage solution, free from the complexities of navigating RVs and boats through the challenging hill that separates the northern mountains from the valley.

Our facility's strategic location, easily accessible off the main Highway 55 and tucked away on Hanson Road, offers a dual advantage. It provides convenient access for our customers while minimizing traffic impact. This location is not just a storage point but a gateway to the mountains, encouraging more visitors to explore the natural beauty of our region, thereby contributing to local business growth.

In essence, Around the Bend RV Storage is more than just a business venture; it's a family legacy in the making. It's a testament to our commitment to the community, our love for the great outdoors, and our dedication to providing a service that enriches the lives of those around us.

Development for Around the Bend RV Storage

Establishing the Foundation

Around the Bend RV Storage is focused on establishing a robust and user-friendly infrastructure. Central to this is the development of a level gravel lot, meticulously designed for ease of access and security. The entire lot will be covered with gravel, with clear markings on the gravel to designate individual storage spaces, ensuring organized and efficient use of the area.

A key feature of our facility's design is a 16-foot automated gate at the entrance. This gate will provide seamless and secure access for our customers, enhancing the safety and integrity of the stored vehicles. The automated gate is designed to accommodate a wide range of vehicle sizes, ensuring easy entry and exit for all types of RVs and trailers.

Permanent lighting installations will not be present, with the only lighting coming from vehicle lights to minimize environmental impact. A sturdy security fence will encircle the lot, adding an additional layer of security and privacy.

The storage lot will feature a total of 114 spaces, thoughtfully segmented into two categories to accommodate diverse vehicle sizes. Specifically, 88 spots will measure 40'x12', suitable for standard-sized RVs, while an additional 26 spots, ranging from 44'x12' to 65'x12', will cater to larger vehicles and trailers. The facility's layout includes a 30-foot-wide driveway, designed for one-way traffic to ensure smooth and efficient movement within the premises, enhancing the overall customer experience.

Noxious Weed Control Compliance:

In our commitment to environmental stewardship and community responsibility, Around the Bend RV Storage will adhere strictly to all local and state regulations regarding noxious weed control. Recognizing the importance of maintaining the natural beauty and ecological balance of Boise County, we will implement a comprehensive weed management plan. This plan will involve regular monitoring and the use of approved methods to control and prevent the spread of noxious weeds. Our approach will be both proactive and responsive, ensuring that our facility not only complies with legal requirements but also contributes positively to the preservation of our local environment.

Lighting Design for Security and Environmental Consideration:

At Around the Bend RV Storage, our approach to lighting is carefully tailored to balance security needs with environmental considerations. In the early stages, our facility will not feature permanent lighting installations. Instead, the only sources of light in the facility will be the incidental lights from vehicles, such as taillights, trailer lights, and occasional use of flashlights as RVs are maneuvered into their spots.

This approach ensures minimal impact on the surrounding environment and the night-time ambiance of Boise County. We are deeply committed to preserving the natural darkness of the area, understanding its importance to both the local ecosystem and the aesthetic value of our scenic location.

Impact on the Community: Traffic Considerations:

In the development of Around the Bend RV Storage, we are acutely aware of our role within the broader community, particularly concerning traffic flow in and around Highway 55 and Hanson Road. Our commitment is to ensure that our facility integrates seamlessly into the existing traffic patterns, minimizing any potential disruptions.

While we recognize that our facility will introduce additional traffic, we anticipate that this impact will be modest and well-managed. The strategic location of our facility, easily accessible from Highway 55, is designed to facilitate smooth ingress and egress. This accessibility is a key factor in mitigating any significant increase in traffic congestion.

Moreover, our operational plan includes measures to manage the flow of vehicles entering and exiting the facility. By implementing a one-way traffic system within the facility and ensuring clear signage, we aim to streamline vehicle movements, thereby reducing the potential for traffic build-up on Hanson Road.

We also believe that our facility will contribute positively to the community by providing a much-needed service for outdoor enthusiasts. By offering a convenient and secure storage solution for RVs and other recreational vehicles, we are enabling more residents and visitors to enjoy the natural beauty of the mountains without the added concern of vehicle storage and transportation.

In summary, while Around the Bend RV Storage will introduce additional traffic to the area, we are confident that with careful planning and management, this impact will be minimal and well-balanced with the benefits brought to the community.

Environmental Impact:

At Around the Bend RV Storage, we are deeply committed to minimizing our environmental footprint and preserving the natural beauty of Boise County. Understanding the importance of environmental stewardship, our development and operational plans are designed with a keen focus on sustainability and ecological responsibility.

Land Use and Preservation: The design of our facility prioritizes the conservation of the natural landscape. We are dedicated to maintaining the integrity of the surrounding environment,

ensuring that our use of the land is respectful and sustainable. This includes careful planning to have minimal impact on local wildlife and their habitats.

Eco-Friendly Infrastructure: In constructing our facility, we will use environmentally friendly materials and practices wherever possible. Our goal is to create a space that not only serves our customers but also aligns with our commitment to environmental preservation.

Energy Efficiency: We are exploring options for renewable energy sources to power our facility, such as solar panels for operating our gate.

Waste Management and Recycling: Dumpster bins will not be provided. Customers will be obligated to carry out whatever waste they have.

Positive Community Impact:

Around the Bend RV Storage is poised to make a positive impact on the local community and the broader group of nature enthusiasts who cherish Idaho's mountains. Our facility will serve as a vital resource, enhancing the outdoor experience for residents and visitors alike.

Supporting Local Economy: By providing a convenient and secure storage solution for RVs, we aim to encourage more frequent visits to the area. This increase in outdoor activities is expected to boost local businesses, including retail, dining, and tourism sectors, contributing to the economic vitality of Horseshoe Bend and surrounding areas.

Promoting Outdoor Activities: Our facility directly supports the community's passion for outdoor adventures. By reducing the logistical challenges of transporting and storing outdoor vehicles, we make it easier for families and individuals to explore and enjoy the natural beauty of the mountains. This accessibility can lead to increased participation in outdoor activities, fostering a deeper appreciation for our natural surroundings.

Community Engagement: We are committed to being good neighbors and active members of the Horseshoe Bend community. Our facility plans to engage with local events and initiatives, supporting efforts that align with our values of outdoor recreation and environmental stewardship.

In essence, Around the Bend RV Storage is more than a storage solution; it's a community asset that supports and enhances the outdoor lifestyle cherished by so many in our area.

Drainage and Water Management:

At Around the Bend RV Storage, we place a high priority on responsible water management and drainage. Our approach is designed to ensure minimal impact on the surrounding environment and neighboring properties.

Natural Land Grading: The facility's land will be graded to facilitate natural drainage. This grading strategy is aimed at promoting the efficient flow of water, reducing the risk of water accumulation and soil erosion. By aligning with the natural topography, we aim to maintain the ecological balance of the area.

Storm Drainage System: In addition to natural land grading, our facility will be equipped with a comprehensive storm drainage system. This system is designed to manage water runoff effectively, especially during heavy rainfall or snowmelt. The storm drainage will channel water away from the storage areas, ensuring the integrity of the facility and the safety of stored vehicles.

Minimizing Environmental Impact: The drainage system will be configured to direct water towards rivers and natural ditches, aligning with the existing hydrological patterns of the area. This approach ensures that our facility does not disrupt the natural water flow or adversely affect neighboring lands.

Comprehensive Water Management Plans: To demonstrate our commitment to responsible water management, we will provide professional, detailed site grading and stormwater management plans upon approval. These plans will outline our strategies for handling water runoff and ensuring that our operations do not negatively impact neighboring properties. Our goal is to be transparent and proactive in our water management practices, setting a standard for environmental responsibility in facility operations.

Compliance and Compatibility:

In the heart of Boise County, Around the Bend RV Storage stands as a testament to thoughtful planning and community integration. Our facility, from its inception, has been meticulously designed to align with the conditional use specifications of the area, adhering to the guidelines set forth in the Boise County Comprehensive Plan. This alignment is evident in our commitment to sustainable land use, bolstering local economic growth, and providing essential services for RV owners, all while maintaining the scenic and historic integrity of the region.

Our facility harmonizes with the existing character of the vicinity, with an emphasis on natural lighting, natural landscaping, and an unobtrusive design, we ensure that our presence enhances rather than alters the essential character of the area. Safety and harmony with neighboring properties are paramount. Our facility operates with minimal noise and traffic impact, incorporating comprehensive measures to ensure a peaceful coexistence with the surrounding community.

Strategically located for optimal accessibility, the RV storage facility is well-served by essential public and private facilities, including efficient access to highways and emergency services. This strategic placement, coupled with our commitment to environmental stewardship, ensures that we contribute positively to the local economy without imposing excessive public costs. We are

poised to support local businesses, potentially create jobs, and contribute to tax revenue, all while minimizing the need for significant public expenditure on infrastructure or services.

Our operational plan is robust, designed to mitigate any potential detrimental effects such as traffic congestion, noise, pollution, or odors. By implementing effective traffic management we ensure our facility operates responsibly within the community. The design of our facility includes safe and efficient vehicular approaches, with strategically placed entry and exit points to facilitate smooth traffic flow and enhance road safety.

Our facility is designed with the community in mind, recognizing the importance of maintaining a peaceful environment. Given the nature of our operation, which primarily involves the parking and storage of RVs, the day-to-day activities generate minimal noise. Vehicle movements are limited mainly to daytime hours, and the design of our entry and exit points, along with the strategic traffic flow management within the facility, significantly reduces the potential for noise disturbance. Furthermore, the absence of permanent lighting installations means that nighttime activity, a common concern for noise, will be minimal. We are committed to ensuring that our facility operates in harmony with the surrounding community, causing little to no disruption to the tranquil nature of the area.

In every aspect of our development and operation, we have taken great care to respect and preserve the natural, scenic, and historic features of Boise County. Through thorough environmental and historical assessments, we have ensured that our facility does not disrupt or alter any significant features of the area. Our commitment to this preservation is a reflection of our dedication to maintaining the integrity and heritage of the locale.

In summary, Around the Bend RV Storage is a carefully planned, community-oriented project that respects its environment, supports local economic welfare, and upholds the highest standards of safety and compliance.