

Kit Carson RV Park Conceptual Plan Narrative for  
Commercial Campground, Conditional Use Permit (CUP)

Kit Carson RV Park has been renting to recreational vehicles (RVs) for over 60 years. A staple of the Route 66 corridor, the park has hosted many travelers entering Flagstaff, the gateway to the Grand Canyon and beyond. My business and romantic partner Chris Welsh, attempted to redevelop the RV park in several iterations before his unexpected passing in 2021. I've discovered student housing, mobile home park and modular home concepts in the files from the past 6-8 years. After careful review and a previous attempt at development beyond the RV park footprint, I'm planning on keeping the RV park in full operation and re-branding, refreshing and offering an uplifted experience for RV short and long-term space rental.

The extensive electrical, water and sewer utility upgrade, which is underway, has led us to realize that addressing our non-conforming status and applying for a Commercial Campground Conditional-Use-Permit (CUP) would provide the best path for the RV park for many years to come.

Over 150 of the 256 spaces have rented every May through September to the same generational families escaping the heat of the Maricopa County valley. The other 106 spaces have been seasonal overnight and monthly RV rentals. We've had grandmas and grandpas, aunts and uncles, moms and dads, year after year - in the same spaces with the same group of friends calling Kit Carson RV Park home.

The CUP would help us create an internal design review process for tenant-built decks, carports, Arizona rooms and small storage sheds, with COF permits where applicable. We'd also be able to ensure any outside vendors are insured and licensed. As is common in Mesa, Phoenix, Gilbert and Show Low, RVs often park in spaces that they call home for many months annually and sometimes up to year. It's very common to find free-standing accessories such as decks, carports, Arizona rooms and small storage sheds next to where these RV are parked. With proper design approval, which we will create, park residents who feel at home are happier in their social networks and are more invested in where they live and work. These structures will also have to adhere to the Wildland Urban Interface approved construction materials and methods which will be limited to noncombustible materials, fire retardant treated wood approved for exterior use and ignition/fire resistant building materials.

While we'll be keeping spaces open for nightly rentals, there are a fair number of tenants who require longer term RV space rental. These include construction workers, nurses,

teachers and seasonal hospitality to name a few. These groups in particular keep Flagstaff operating. They cannot afford to buy a house, and often can't afford to rent when availability is poor, especially in the summer busy season. Kit Carson RV Park has always been a place to rent a space for their own RV unit – giving them place to live near work, on a budget. And because our utilities are now guaranteed below the frostline, we allow this same working class the opportunity to rent from us in the fall, winter and spring months as well.

Our RV park sits in one of the most pristine, old-growth pine groves in the city limits. We treasure those trees and their canopy. The utility upgrade has cleared the forest floor and dead snags to ensure mobility and fire safety. Without the low hanging electrical lines, the roads are more accessible to larger, longer RVs. Spaces will now have enhanced flat gravel surfaces and up to 100 amp metered electrical service, fiber optic internet and metered water and sewer.

The Commercial Campground CUP is also a path to build a community center which could have covered, built-in propane BBQs, picnic tables and enclosed gas firepits for guests to enjoy and gather. We could have an office, game room, laundry room and small store. All amenities we cannot build under our current non-conforming status.

We're spending over \$3,000,000 on the utility upgrade. No small investment. We plan on operating the RV park as a newly improved, safe, clean community. What this means is standardized tenant screening, consistent space sizing (60'x30'), firm ground surfaces, consistent color palettes, RV age standards, pristine roads, community gathering spaces, a dog park, nature paths and onsite full-time staffing.

From toy-hauler to campers, park models to motorhomes, tenants own a variety of RV styles. One particular style included in the RV classification of the State of Arizona and AZ RV Long Term Rental Space Act are park models. By definition, these are built on a single chassis, mounted on wheels and designed to connect to utilities necessary for the operation of fixtures and appliances, not more than 400 sq ft, licensed with state DMV not federal HUD. Prior to the utility upgrade we had over 45 park models at Kit Carson, many of which had unapproved accessories. Many would like to return with newly built park models.

Beginning fall of 2025, we will rebrand the space and introduce Heartwood RV Resort, formerly Kit Carson RV Park. The name Heartwood RV Resort represents our desire to include our extended family who will help develop the community and social spaces of our park. My sister, a pediatric nurse, and her husband, a teacher, are avid RV enthusiasts. While I'm the business face of Heartwood, they love community and sharing a glass of wine

with new friends or playing Bocce and BBQing. We look forward to creating the new Heartwood RV Resort together – a place to play, gather and cherish Flagstaff –

Additional points we have considered are:

10-20.50.040.F.1.a.(1) The conditional use is consistent with the objectives of this Zoning Code and the purpose of the zone in which the site is located. The current zoning is Rural Residential with no CUP for RV Park use. This application is attempting to remedy the current status.

10-20.50.040.F.1.a.(2) Granting the conditional use will not be detrimental to the public health, safety or welfare. Future construction discussed above will be subject to building permits, site plan processes, and other permits through the City of Flagstaff. This will mitigate the detrimental effects of building unpermitted structures, utilities, or decks and porches.

10-20.50.040.F.1.a.(3) The factors that the City of Flagstaff might consider in making this finding shall include, but not be limited to:

- a. Property damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination; - park has and will remain same use. No additional impact expected.
- b. Hazard to persons or property from possible explosion, contamination, fire or flood; and – park has flood plain and will continue it's protection of this area.
- c. Impact on surrounding areas arising from unusual volume or character of traffic. – traffic will remain as it has for many years as the use of the park is not changing.

The characteristics of the proposed conditional use, and as it may be conditioned, are reasonably compatible with the types of uses permitted in the surrounding area. We have considered and adequately addressed the following to ensure that the proposed use will be compatible with the surrounding area:

- a. Access, traffic, and pedestrian, bicycle and vehicular circulation; ensuring lots allow for two vehicles to park including their RV and restricting to two vehicles per lot. There will

be no change to traffic patterns on Route 66 as this project has been operating as an RV park for many years and will not change due to this CUP. Any future applications will need to provide circulation updates to both the City of Flagstaff and ADOT.

b. Adequacy of site and common space provisions, including resource protection standards, where applicable; Common spaces include the proposed new community gathering area near the park entrance and utilizing the flood plain for walking and possible dog park.

c. Noise, light, visual and other pollutants; While we haven't chosen street lights, we would use low voltage, downward lighting consisted with Dark Sky requirements.

d. Proposed style and siting of structure(s), and relationship to the surrounding neighborhood have been considered. These are shown in the attachment labeled "Heartwood Accessories.pdf" which provides a mountain aesthetic that blends with the wooded nature of the site.

e. Landscaping and screening provisions, including additional landscaping in excess of otherwise applicable minimum requirements. While there are adequate trees and canopy coverage, we will encourage additional common area landscaping where possible. Any future applications will be required to adhere to the City of Flagstaff Zoning Code section 10-50.60.

f. Impact on public utilities; considered with our \$12,000 sewer impact study to replace the current septic system. Utilities have long been in place with sewer and water and there is no additional impact.

g. Signage and outdoor lighting; both considered as we re-brand the property Heartwood.  
-This application will be deferred till a formal application can be submitted through the City of Flagstaff Lighting and City of Flagstaff Sign permit process. Both of these applications must adhere to the City of Flagstaff Zoning Code sections 10-50.70 and 10-50.100 respectively.

i. Impacts on historical, prehistoric or natural resources –. The clubhouse may be historic, which this CUP application is not requesting altering. If in the future an alteration to this clubhouse is applied for, through the City of Flagstaff concept and site plan process, a historic conservation analysis will be conducted at that time. The site has been disturbed via RV park activities for many years, and prehistoric resources, if existing has most likely already been disturbed. However, if during future construction activities, prehistoric resources are found, the proper avenues for recording and mitigation will be

adhered too. The tree canopy and old growth forest are our greatest resources. We are very careful to protect these resources