



**MINUTES OF THE PLANNING AND ZONING COMMISSION SPECIAL MEETING
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO**

September 29, 2022
6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the September 29, 2022, Special Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Kristopher Wallaert, Travis Eikeness, William Roeder, Scott Harjo, and Cristina Drake.

Staff members attending were Community Development Director, Brock Cherry, Assistant City Planner, Chris Curtis, and Legal Counsel Geoff Schroeder.

Public Works Superintendent, Rich Urquidi, was not in attendance.

MINUTES

*None

RECOGNIZING PERSONS NOT ON THE AGENDA - None

CONFLICT OF INTEREST DECLARATION

Has any Council Member received information pertaining to, or otherwise had, any contact with any person regarding any items on this City Council agenda? If so, please set forth the nature of the contact

PUBLIC HEARING AND ACTION

* Action Item – Annexation (ANX) –Mountain Bound RV

Applicant – Mountainbound Custom Storage & RV Park

A request for annexation to allow for the development of an RV park and storage facility on approximately 46.63 acres located South of Northeast Foothills Avenue, East of Highway 20, and North of Interstate 84. (RP03S07E300200)

Application: PZ-22-89

Community Development Director, Brock Cherry, gave the staff report. This is the Wilson property which is south of the Jack in the Box, Subway, and the Hotel on Foothills Avenue. The parcel is contiguous the corporate boundaries of Mountain Home and qualifies for annexation. The future land use map shows a designation of commercial. The current zoning map shows that south of the Interstate is zoned Commercial and north of the Interstate is zoned Light Industrial with some C-4 Commercial. The applicant's proposed use is RV storage and RV Park, and they are requesting I-1 Light Industrial Zoning. The proposed RV Park will have two components. There are locations to park their RV and they also have customizable metal buildings. They are proposing 234 RV Park storage pads, a convenience store, laundry mat, fitness center, a maintenance building, a main office, a community pool, sports courts, a children's play area, and a dog area. This is intended for long term storage for RV's, boats, and other items, as well as long term stays for those who wish to stay at the park. The standards for review are for Annexation, to make sure we can provide necessary services, such as sewer and water. The Public Works

Director has indicated there are sufficient EDUs, and infrastructure in that area to provide services for the proposed use. It appears the proposed use meets the Planned Unit Development Standards for approval, by taking a variety of land uses and combining them in a creative way. The applicant has met all the public notice requirements.

The EDUs will be interpreted and implemented in the same way as the other RV park. The underlying zoning designation will be I-1 Light Industrial, with a PUD which will allow certain deviations. The PUD addresses the land uses that will be allowed by right which normally in the I-1 district are not, which is the storage of auto, boat and RV, a convenience store, and exercise facility gym, the RV park, and the laundry. The RV Park and the storage normally require a conditional use permit, but they would like it to be outright permitted within the PUD. The PUD will also address the Bulk and Coverage Standard for the setbacks. Normally an RV park drive isles are paved, since they are in an I-1 area, they are asking that those drive isles not have to be hard surface.

The applicants, Ryan Rodney and Josh Zarnakey came forward to speak. They have a successful park in Lad Havasu City Arizona it sits on 160 acres. They would like to break ground as quickly as possible. They want it to be first class. They want it to be paved roads, state of the art buildings and amenities. There was a misunderstanding, the roads will be paved. They have been in business since 2020.

A Video of their Lake Havasu facility was shown to the Commission.

Public Hearing Opened

Laura Stone came forward to speak. Laura spoke in support of this development and is complimentary to existing business in the vicinity. They have been in contact with the owners and going through concerns regarding the drive that goes in front of the Hampton for good access for the big rigs to drive around. Liberty Trausch came forward to speak. Liberty was questioning the number of EDUs that would be utilized as Mountain Home is running out of water. At a prior City Council meeting they said there was not enough EDUs, and they passed it anyway. In an interview with the mayor, he said he wanted to keep Mountain Home with a small-town feel, this project is not a small town feel and is the first thing you will see when driving up from the south and this does not fall in line with the Comprehensive Plan for a small-town feel.

Public Hearing Closed

According to the ITD report there will be a right turn in and a left turn in and a right turn out only, which could cause problems for the pilot. The applicant has introduced themselves at the pilot and told them what they wanted to do but did not know if they were talking to the right people. We have a memo from ITD, and they have reviewed the TIS at length. What they are saying that is not negotiable and that has to go in is a right turn lane onto Foothills. They have also stated that they will not be able to build 234 pads with other users in the area coming together to add additional infrastructure to relieve traffic. The project is capped at 150 pads until a road is built from Foothills to Worth Lee/Hot Creek, where there will also be a traffic light. There is other development wanting to go in in that area and when the hotel builds, they will be allowed to do up to 150 rooms. Essentially when we look at trips it is three hundred temporary dwelling units which is the number before we have to have those improvements. We are hopeful that we will be able to secure those improvements sooner. The traffic engineer that did the impact study for the site explained that ultimately ITD had expressed that a future point in time they wished to see the intersection of Highway 20 and Foothills be converted to right in, right out with potential for left ins as well regardless of what development occurred. The connection over to Worth Lee/Hot Creek will need to be constructed and anyone who wants to turn left out onto Highway 20 would need to use the Worth Lee/Hot Creek connection to take a left to get out. No access controls will be added at the intersection until the 150 is hit and the Worth Lee/Hot Creek connection is constructed.

Commission Member Travis Eikeness made a motion to approve the request to Annex and Zone I-1 (Light Industrial) Planned Unit Development (PUD) a single parcel which is approximately forty-six point six-hundred thirty-eight (46.638) acres located on the South of Northeast Foothills Avenue, East of Highway 20, and North of Interstate 84. (RP03S07E300200) to I1 Light Industrial. Commission Member Scott Harjo seconded the motion. Vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

* Action Item – Planned Unit Development (PUD) –Mountain Bound RV

Applicant – Mountainbound Custom Storage & RV Park

A request for a Planned Unit Development to allow for the development of an RV park and storage facility that will provide 234 RV parking and storage pads on approximately 46.63 acres located South of Northeast Foothills Avenue, East of Highway 20, and North of Interstate 84. (RP03S07E300200)

Application: PZ-22-88

Public Hearing Opened

Public Hearing Closed

Mr. Cherry clarified that when the development hits 150 the light will be located at Worth Lee/Hot Creek Road and Highway 20.

Commission Member William Roeder made a motion to approve the request for a Planned Unit Development under the following conditions:

1. Subject to site plan amendments as required by Building, Public Works, Fire, and Zoning Officials to comply with applicable City Codes and standards.
2. All future development will comply with the bulk and coverage controls of the proposed Mountainbound Custom Storage & RV Park PUD and the I-1 (Light Industrial) Zoning District when applicable.
3. Idaho Transportation Department (ITD) approval is required regarding all future development.

Commission Member Travis Eikeness seconded the motion. Vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. Motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

* None

DEPARTMENT HEAD ITEMS

* None

ITEMS REQUESTED BY COMMISSIONERS/STAFF

*None

ADJOURN

Chairperson Wallaert adjourned the meeting at 6:32 p.m.

Chair