



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

Monday, April 3, 2023, at 6:00 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the April 3, 2023, Regular Meeting of the Planning and Zoning Commission. Attending were Planning and Zoning Commission Members, Kristopher Wallaert, Travis Eikeness, William Roeder, and Scott Harjo.

Staff members attending were Community Development Director, Brock Cherry, Public Works Director, Richard Urquidi, and Legal Counsel, Geoff Schroeder and the meeting was recorded by Betsy Hiddleston.

Commission Member Cristina Drake was not in attendance.

MINUTES

*Action Item: March 20, 2023

Commission Member Travis Eikeness made a motion to approve the minutes for March 20, 2023. Commission Member Scott Harjo seconded the motion. All in favor. The motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA – None

CONFLICT OF INTEREST DECLARATION

* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506)

* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting? – None.

PUBLIC HEARING AND ACTION

*Action Item – Conditional Use Permit (CUP) – Hunter Christensen/Blue Terra Development. A conditional use permit to allow for an RV park in a C-3 zone.

(RPA3S07E301860)

PZ-23-13

Brock Cherry gave the staff report. This is the property directly behind the AutoRanch. The ordinance states that RV Parks shall be compatible with the surrounding areas where they are at and that they should be on either a highway, collector, or arterial street, and it is believed that these components are for the ease of operations. This is by an arterial roadway and the Interstate, easily visible and accessible. The site plan has been reviewed by pertinent staff and everything is compliant. The Comprehensive Plan designates the area as commercial, and this land use is harmonious with the commercial designation. The use does provide some housing value as well for short term.

The applicant representative, Hunter Christensen, came forward to speak. It's approximately 175 stalls, based on the site plan. There will be a clubhouse, and some open space for amenities, but those have not been finalized. There will be dog parks and a brown belt easement is planned along the northeast side of the park. The clubhouse will have a patio area, bathrooms and laundry.

Public Hearing Opened.

Brenden McCarthy came forward to speak. He was uncommitted on the project but had two concerns. One is infrastructure such as a streetlight for traffic issues and who will have to pay for that infrastructure. Brenden doesn't believe that the cost should be on the citizens tax dollars to pay for. This project is classified as an RV Park and inquired as to how long the patrons will be allowed to stay. If they stay for longer periods of time maybe it should be reclassified as a mobile home park.

Misty Pierce came forward to speak. Misty was also concerned with traffic. There are talks about a round-a-bout and Misty feels that could create problems as large RV's could create damage and then may have to be torn out.

Public Hearing Closed.

The roundabout is slated for 8th Street due to IDAPA regulations regarding accesses. There cannot be a light there because it is too close to the freeway exit. The roundabout is not currently in the CIP and is at least five years out. The signal at City View Drive is in the CIP and impact fee money can be used for that. Some property tax revenue could potentially be used as well. ITD is aware of all development in this area. There are no final plans as to how the light will be funded, but there are conversations for potential cost sharing regarding the plan.

The longest stay agreement for the park is a month-to-month agreement. Very few stay longer than a year in these parks. There is a mixture based on what the market demands.

The EDU's will be determined by staff, and the anticipated number of EDU's are around forty-five.

The virtual site visit shown as a Google Streetview, was the intersection of City View Drive and American Legion Boulevard for the purpose of illustrating the width of the roadway as it may pertain to trucks and trailers accessing City View Drive which is a fifty to sixty feet right-of-way. City View Drive already has Semi-truck traffic and should be able to accommodate the RV combos.

The Code for the C-3 zoning district, per the Land Use Chart, has determined that this use is not outright permitted and requires a CUP. The potential reasoning is because there could be impacts that are not normally associated with outright permitted uses which could affect the environment around it. There are additional design standards for specific and unique uses, and an RV park is listed in those standards.

Commission Member Travis Eikeness made a motion to approve the request for a conditional use permit, to allow for the construction of an RV Park in C-3 Zone, located at the end of City View Drive between Mountain Home AutoRanch and I-84. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Roeder; aye, Commission Member Eikeness; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

*Action Item – Approve Findings of Fact

Planned Unit Development (PUD) Amendment – Yasinski Investments. A request to amend the currently R-4 PUD located at 830 North 2nd East Street.

(RPA3S06E260395)

PZ-23-7

Commission Member Scott Harjo made a motion to approve the findings of fact for Planned Unit Development, Yasinski Investments, PZ-23-7. Commission Member Travis Eikeness seconded the motion. The vote is as follows: Commission Member Eikeness; aye, Commission Member Roeder; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

* None

Planning & Zoning Minutes

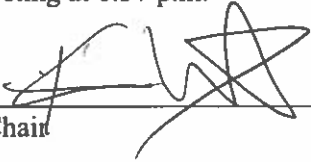
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ITEMS REQUESTED BY COMMISSIONERS/STAFF

*Brock Cherry mentioned that City Council discussed changing the date and time for their meetings, moving to Tuesday, at 5:00 p.m.. Mr. Cherry inquired of the Commission if they would consider changing their meeting days to Tuesdays as well.

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:37 p.m.


Chair