



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

March 19, 2018
6:00 PM

ESTABLISH A QUORUM

Chairperson Dennis Belt noted there was a quorum present and called the March 19, 2018, Regular meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Josh Dison, Deedee Devol, Nancy Brletic, Mary Miracle, James Eskridge, and Ralph Binion.

Staff members attending were Building Official Mike McCain, Administrative Assistant Brenda Ellis, and Attorney Jay Friedly.

MINUTES-

March 5, 2018

Commission Member Ralph Binion made a motion to approve the minutes for the Regular Planning and Zoning Meeting held on March 5, 2018. Commission Member Mary Miracle seconded the motion. Vote is as follows: Commission Member Dison; aye, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

PUBLIC HEARING AND ACTION

* Discussion/Decision-CUP-Optimist Park Expansion-Multi-Use Recreation Facility

Mayor Rich Sykes and Public Works Director Richard Urquidi came forward on behalf of the City of Mountain Home in favor of the application. Mayor Rich Sykes stated, "This was initiated by a conversation regarding the oval track. The original track was removed because we were told there was an issue with our insurance provider. I asked our insurance providers if there was an issue with an oval track and they stated there are many cities with race tracks. Tag Hawks is doing the oval track and in the middle of the track we want a rugby field. There will be a grass knoll for spectators. We want to put in a go-cart track next to the pit area. We are interested in having the hunter safety building at this location as well. Originally they were going to go to the old animal shelter and then once we acquired the ground directly behind it move them there. However, that location is in the flood plain and the cost to build there just wasn't feasible. They will also have an indoor shooting range eventually. With regard to the RV Park and pond, we spoke with the BMX people and the Rodeo people think it would be a great spot to house their horses. We are trying to put something into the park to generate a little capital into the City. It is dry camping with RV Cleanout, fishing pond, and an equestrian warm up area which will give them more space. There will be some upgrades at the original park location. There will be a park at the RV

park as well. The idea behind the track is it gives something to the blue collar worker. They can purchase a \$500 car and go have fun with it. Those who will be able to utilize the track must be members of a club. The City's liability can't take that hit." Commission Member James Eskridge asked, "Will the proposed go-cart track be a commercial business? Will it be Parks and Recreation? Will there be go-carts that will be rented? How will that work?" Mayor Sykes stated, "It won't be for rent. I think it will be members of the go-cart club and they should have their own go-carts." Commission Member Mary Miracle asked, "Will there be a revenue stream? Will people pay to come use that?" Mayor Sykes commented, "We haven't got that far yet. We could work something out. It is a City facility and to me tax payers are funding it. It should be theirs to use as long as you have your own insurance. The clubs will probably have a block of time scheduled for use." Public Works Director Rich Urquidi said, "That facility will also be gated, therefore you will not just be able to go out and use it unless it is a scheduled function. Those times will be set up through the clubs." Commission Member Mary Miracle commented, "I guess I am looking at it from my perspective as I have to pay user fees to use my golf cart on the golf course." Public Works Director Rich Urquidi answered, "I see what you are saying and we really haven't put any contracts together as to how this will work and that is certainly something we can look at doing." Commission Member Josh Dison asked, "Has there been any feedback from other RV Parks that this may be competing with?" Mayor Sykes commented, "Mike brought this up to me today. This is strictly dry camp with limited amenities and is more set for events." Commission Member Ralph Binion asked, "Will the rugby field be grass or turf?" Mayor Sykes commented, "It will be grass. I am excited. They will have their own field. Our field is one of the only ones where you can sit up on the knoll to watch." Commission Member James Eskridge asked, "Are there different clubs for each use?" Mayor Sykes answered, "To be a part of the club and to play at this facility you have to pay so much for the insurance. It will be regulated in that you have to be a part of the club to be on the track. One of the rules for the track will be nothing above a four cylinder will be allowed. It is more of a hobby track." Mike McCain stated, "Our insurance company will require that rules and good insurance will be required before they will be allowed on the site." Commission member Dennis Belt asked, "Is the field only allowed for rugby? No one else can use it?" Mayor Sykes stated, "Yes, the rugby field will be for their use." Mike McCain commented, "It will be used for soccer, and football, but rugby has showed the most interest." Mayor Sykes said, "With regard to the fishing pond, water is an issue. We are looking at a couple different ways to seal it up so it does not seep out. We are looking at making this as efficient as possible. There are certain ways to make the pond safer against accidental drowning. If it is done the right way there is a shored line." Commission Member Dennis Belt asked, "So it is not fenced off?" Mayor Sykes answered, "No." Commission Member Ralph Binion asked, "Will it be the same fishing rules as Legacy Park?" Public Works Director Rich Urquidi answered, "Yes." Commission Member Ralph Binion also asked, "With the heat we have we will still be dumping a lot of water into it won't we?" Mayor Sykes stated, "Not as much as we do at Legacy Park. This one will only be based off of evaporation. It will not flow out the sides as it will have a liner." Commission Member James Eskridge asked, "What size will it be?" Mayor Sykes said, "That has yet to be determined based on the amount of rock that is out there. We want to make sure the base has enough clay dirt."

Public Hearing Opened

Testimony supporting application – Audrey Billingsly came forward with Rugby Idaho in support of the application. Audrey stated, "Rugby goes beyond competition skills. It teaches them comradery and healthy conflict. After each game we eat together and the teams name a man of the match, the person they believe played the best. They learn teamwork and character building. They learn evasion skills. As head of the State Rugby Organization, I am the direct communicator with USA Rugby. They require we carry annual liability insurance. Each registered team member is required to carry their own health insurance. Where Rugby Idaho is now is we have won the bid for the Original Cup Tournament and it will come to Boise. There are five of those in North America. That is fifty or more teams though out the Pacific Northwest. That is boy and girls teams from the age of twelve years old to those graduating high school. We do college showcasing which encourages the kids to sign on and go into higher education."

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This is a prime location to hold a State Championships and they bring in revenue. These will be events that people pay to get into. We bring in local vendors."

Written testimony supporting application – None

Testimony of those uncommitted – None

Testimony of those opposed - None

Written testimony opposed – None

Staff Report was read by Mike McCain

Public Hearing Closed

Commission Member James Eskridge asked, "Is there a time frame for this project?" Mike McCain commented, "The race track has already been started as the weather conditions were optimal to limit dust. The RV Park will follow shortly after." Mayor Sykes commented, "We will put in the water lines first to get the rugby field up and running." Mr. Tag Hawks stated, "They are talking about paving the go-kart track in April. They want to piggy back off of some other City projects to get it done cheaper." Public Works Director Rich Urquidi commented, "We will have a construction meeting Wednesday morning." Mayor Sykes said, "We have a brand new grader and our Street guys were at the site using it to get used to it." Commission Member Eskridge commented, "So within six (6) to eight (8) months." Commission Member Josh Dison asked, "With regard to the hangars at the airport, there are no hangars on that side, is this for future buildings?" Mike McCain stated, "Yes, there are some preliminary plans there for in the future." Commission Member Josh Dison continued, "If this is successful, traffic would increase. The park is currently assessable by two streets, Elmcrest and West 5th North. Will streets be widened?" Mike McCain stated, "Not at this particular time. There are proposed future projects in that area and when developed the contractor will be required to put in his side of the road." Commission Member Nancy Brletic asked, "The first phase will be the rugby field, race track and go-kart track, correct?" Mike McCain answered, "Yes, but the water lines will go in first, before any building can be done." Commission Member Nancy Brletic continued, "And then the RV park is the second phase?" Mike McCain commented, "Yes, they will go from the first phase right into the other and there will not be an extended time between the two phases."

Commissioner agreed on the checklist.

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends to the City Council that it approve the application by the City of Mountain Home for a Conditional Use Permit for an expansion to Optimist Park, located on NW Marathon Way, Mountain Home, Idaho, for a Multi-Use Recreational Facility. Commission Member Ralph Binion seconded the motion. Vote is as follows: Commission Member Dison; aye, Commission Member Devol; aye, Commission Member Brletic; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binion; aye. Motion passed by a unanimous vote.

NEW BUSINESS

*None

OLD BUSINESS

*None

DEPARTMENT HEAD ITEMS

*Monthly Building Permit Report-February 2018
Monthly Code Enforcement Report-February 2018

ITEMS REQUESTED BY COMMISSION/STAFF

* None

RECOGNIZE PERSONS NOT ON THE AGENDA

*Gem State RV Park representative, Harry Workman asked, "With regard to the eighteen unit campground and tent area will that be hook-ups or dry camp?" Mike McCain answered, "Power only." Mr. Workman asked, "Will there be a charge for that?" Mike McCain responded, "I do not have an answer at this time. That will have to worked out at a later date."

ADJOURN

Chairperson Dennis Belt adjourned the meeting at 6:39 p.m.

Chair

A handwritten signature in cursive script, appearing to read "Dennis Belt", written over a horizontal line.