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

October 21, 2019  
6:00 PM

**ESTABLISH A QUORUM**

Chairperson Dennis Belt noted there was a quorum present and called the October 21, 2019, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members Topher Wallaert, Deedee Devol, Nancy Brletic, Mary Miracle, James Eskridge and Ralph Binion.

Commission Member Deedee Devol came in late.

Staff members attending were Building Official Mike McCain, Administrative Assistant Brenda Ellis, Attorney Geoff Schroeder and Public Works Director Rich Urquidi.

**MINUTES-**

**October 7, 2019**

Commission Member Topher Wallaert made a motion to approve the minutes for the Regular Planning and Zoning Commission Meeting held on October 7, 2019. Commission Member Ralph Binion seconded the motion. Vote is as follows: Commission Member Wallaert; aye, Commission Member Devol; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binon; aye.. Motion passed by a unanimous vote.

**PUBLIC HEARING AND ACTION**

\* Conditional Use Permit – Grapevine 7, Inc. – Mountain Home RV Park Expansion  
Postponed due to sign posting issue.

\* Annex and Zone C-4 – Cody Hunter Black – The Meadows Mobile Home Park

Cody Hunter Black came forward to speak on his behalf. Mr. Black stated, “We would like to annex the Meadows Mobile Home Park into the City. I purchased the park two years ago and have been making improvements. There are 38 acres 18 of which is developed as an RV/Mobile Home Park with about a 170 lots. It currently has a well for water and a lagoon system for sewer on the back 20 acres. DEQ is requiring us to remediate the lagoon system. I had to hire an engineer and he has suggested three options to remedy the issue. One is to replace it with another lagoon system. The second is to do a dual tank septic system, and the third option is to connect to the City service. There are advantages for me to connect to the City. I have been talking with the Mayor and Rich Urquidi and told them allowing me to phase in the existing units that have residence and paying impact fees that the City is agreeable to would allow me to utilize existing cash flow and pay as we go. It is harder to finance when it is not connected.

One of the other options would be best for me because it would be less cost for me over the time frame. But, if the City will allow me to phase into it would be appreciated. We do have to address the sewer lagoon system and when we talked to City Council the expressed concern about that. We are only annexing the 18 acres but I bring up the lagoon system on the back 20 because I know the City has a vested interest in it being remediated so it does not become an issue with the water table. We have done preliminary hole boring and everything they found so far is good, meaning there hasn't been any form of contamination in their initial environmental assessment. I have approval with the Peterson for a cross easement of about four hundred feet to poplar drive to bring water and sewer lines over. The Council members of the City of Mountain Home were concerned about one meter servicing the park. Where I am from, in Utah, is forcing us to go to a single meter system as they find it drains their resources, and finds it harder for City workers to collect the bills. It is favorable because the city does not have to collect dues, I would have to. I have about \$15,000 in rents that people have not paid and I will never see that money. So we propose doing one meter with the City and I would be responsible for paying the water and sewer bill. For future maintenance you will not have 170 meters to replace. For the existing sewer system I will have a liner membrane that will extend the life of the system about 75 years. We are committed to doing that and the idea being it would be less expensive than tearing everything out and installing new. With the water system it is understood that I would have to bring everything once I decide its utility life is over and I need to repair it all, then I can go in and bring it to a standard that the City would accept. It thought of different ways it may be incentivizing to the City to allow the frontage to be commercial as it brings in more dollars from commercial sales and retail. I am open to having those kinds of discussions if it is advantages. The police department has concerns because mobile home parks have higher densities and there can be issues there. I talked with the Sheriff and told them I am willing to give lower rent to a police officer if they choose to live there because he said that is a good way to help with that. We are putting camera systems in the park to help with that as well. We are targeting family users and been evicting renters who haven't been the best. We also have an onsite property manager as well. We find that has been very effective, they tend to care more than a third party entity. There is single family property south and east of us. We have recently painted some of the units. We care how it looks."

Commission Member Wallaert asked, "Will it be a requirement for fire hydrants to be put in?" Rich Urquidi stated, "They would have to be put in. There may be some close but more may need to be put in the park. We would have to measure to see how many would be needed." Building Official McCain said, "That would need to be put in the annexation agreement." Commission Member Binion asked, "Does the annexation include the sewage lagoon or not include the sewage lagoons?" Mr. Black answered, "It does not include the sewage lagoons." Chairman Belt asked, "Is it a Mobile Home Park or an RV Park?" Mr. Black answered, "There are parts that are an RV park and parts that are hybrid. Currently there are no RV's but the infrastructure that was set up for an RV park." Commission Member Brletic asked, "What are your future plans for the park?" Mr. Black answered, "It would be nice to have the flexibility for dual use with the infrastructure there. I have to update the systems in place. We are running low on water and have upgraded the fixtures to reduce water consumption to all the mobile homes. Our well is 450 feet and those around us are 750 feet." Chairman Belt asked, "For Code purposes is there a difference between Mobile Home Park and RV Park?" Building Official McCain stated, "That may need to be part of the annexation agreement. I was unaware it was an RV Park. There is an ordinance for Mobile Home Parks." Attorney Schroeder stated, "It would have to meet the standards in the Code." Mr. Black stated, "That is ok I can just do mobile homes. What we have so far is all mobile homes." Chairman Belt asked, "Is there any difference in annexing something new into the City or Building it new with regard to the Code?" Attorney Schroeder stated, "If a mobile home park is a conditional use in a zone then they would have to apply for a conditional use permit. If the use is a mobile home park, which is its intended use the performance standards will have to be met. If it is not conforming you are bringing in a nonconforming use and would need to be amortized to conform by a certain date. This park may or may not conform to City standards; therefore it needs to be brought into conformity or the use needs to change. That could all be part of the annexation agreement. It is the Commission's duty to make a recommendation to the City

Council. The recommendation shall conform to 9-6-4 c2 a,b,c,d,e of the Code. Once presented to Council they make their decision and can enter into an annexation agreement pursuant to Code. " Commission Member Eskridge asked, "What is the total number of spaces in the park?" Mr. Black stated, "There are several lots that have double wides which take up two spaces. We have 175 lots total. There are 70 total units in there currently." Administrative Assistant Ellis asked Mr. Black to provide a map of the park with total spaces and how many are utilized.

Building Official McCain introduced the Staff Report

Administrative Assistant Ellis made a note that the \$243,600 for sewer EDU's was calculated for 58 trailers and not for the 70 existing trailer.

Attorney Schroeder asked, "It was mentioned that a single meter would be utilized." Mr. McCain stated, "That was discussed and Development Services agreed to allow a 2" Meter to service the entire park." Attorney Schroeder stated, "The City Attorney did not weigh in on that and I do not believe that would be a good idea. We represent other Cities as well and every one of them that allow single meters has a problem. They turn into lawsuits where the owner is not current and the cities only recourse is to stop services for the entire park. We would need to look at that very closely but would be against our recommendations to proceed that way. A meeting should be scheduled to discuss this." Building Official McCain stated, "The ordinance does say that each livable unit shall have its own meter." Attorney Schroeder continued, "We have to be consistent with our ordinance but there is also legal and policy reasons. With a single person on the hook for the account it is too easy for people to be left without services. Perhaps there is a way to remedy it legally and consistent with our water ordinance." Commission Member Binon asked "Is all the money paid upfront or are you seeking a payment plan. Keeping track of it would be a nightmare." Richard Urquidi stated, "For the wastewater all 70 units would need to be paid up front. The water would either be paid one or two hookups per month. If a brand new unit comes in it would have to be paid right then."

Chairman Belt read the checklist and the Commission was in agreement with it.

Commission Member Nancy Brletic made a motion that the Planning and Zoning Commission recommends to the City Council that it approve the application by Cody Hunter Black to annex and zone to C-4 the Meadows Mobile Home Park, a parcel of land consisting of 18 acres, addressed as 1075 Airbase Road, Mountain Home, Idaho. Commission Member Mary Miracle seconded the motion. Vote is as follows: Commission Member Wallaert; aye, Commission Member Devol; aye, Commission Member Miracle; aye, Commission Member Eskridge; aye, and Commission Member Binon; nay. Motion passed by a majority vote.

The Conditional Use permit will be part of the annexation agreement.

#### **NEW BUSINESS**

\*None

#### **OLD BUSINESS**

\*None

#### **DEPARTMENT HEAD ITEMS**

\*None

#### **ITEMS REQUESTED BY COMMISSION/STAFF**

\*Discussion – 9-7-4 Land Use Chart changes.

The Commission and Staff discussed potential use changes dealing with I-1 and I-2 zones as well as combining similar uses.

**RECOGNIZE PERSONS NOT ON THE AGENDA**

\*None

**ADJOURN**

Chairman Dennis Belt adjourned the meeting at 7:22 p.m.

Chair

A handwritten signature in black ink, appearing to read "Dennis Belt", is written over a horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.