

SUGAR CITY PLANNING & ZONING PUBLIC HEARING - SUGAR RV PARK EXPANSION

At Sugar City Hall

Thursday, December 1st, 2023, 7:00 P.M.

ATTENDANCE

- Chairwoman Lines
- Commissioners Fluckiger, Miller, Taylor, Williams
- Public: Andy Oliverson, Cameron Stanford, Daniel and Michelle Byington (Zoom), Stephanie Madsen, Kim Summers, Paul Jeppson and Dave Thompson
- Others: P&Z Administrator Hibbert, Building Inspector Owens and City Attorney Chase Hendricks and P&Z Secretary Brosius (Zoom)

Opening

Welcome, Prayer & Pledge of Allegiance

The application is for a Special Use Permit at 265 Pro Peat Drive to allow expansion of the existing RV park. Mr. Oliverson is requesting to expand the RV park into the land north zoned M1 and south zoned M2. This expansion extends the current use of the land contiguous to this property and increases the capacity of the current RV park by a total of 10-12 RV pads.

Chairman Lines stated that the commission received an affidavit from Deputy Clerk Jones stating that this hearing has been properly noticed. She also asked if there was any ex parte or conflict of interest on this hearing and all commissioners stated there were none.

Staff Report by Administrator Hibbert

Mr. Hibbert stated he received and processed the application. The application is for the expansion of the existing Sugar RV Park. It requires a Special Use Permit in every condition to allow this. In discussion with the applicant, he disclosed that the commission has had discussions for the last few months about the likelihood and inevitability of this entire zone of the city being rezoned for commercial use. Administrator Hibbert yielded the floor to the applicant to describe what his ideas are for the property.

Application Presented by Andy Oliverson

Mr. Oliverson's intention is to improve the current facility with 25 RV pads and to make an additional 10-12 depending on the final layout that will be determined and decided on. The other change or enhancement he is proposing to happen is a new north entrance which will be a one lane entrance for

RVs to flow in the park as they are assigned and exit out of Pro Peat Drive which would allow a much better flow and better use of the property. There will be a bath house, improvements to a covered pavilion, a new concrete pad, some picnic tables, basketball/pickleball courts and possibly some fenced in green areas.

Public Written Testimonies

In Favor: There were no written testimonies in favor of the application.

Neutral: Brad and Janel Snow

Against: Kim Summers and David and Stephanie Madsen

Those against stated they had previously been promised that the RV park would not expand and had serious concerns about the safety of the children living near the RV park with the added traffic of large vehicles.

Public Verbal Testimonies

In Favor: No verbal testimonies were given by the public in favor of the application.

Neutral: No verbal testimonies were given by the public neutral to the application.

Against: Dan & Michelle Byington, Stephanie Madsen, Kim Summers, Paul Jeppson and Dave Thompson.

Those against stated: The expansion would surround their properties causing a great deal of traffic in and around the houses, making it unsafe for children playing nearby and devaluing the property surrounding the RV park. Residents were told no more than 25 RV spots would be there and the property to the north would be storage units. The entrance or exits should only be to the north with safety being the issue of having people drive near residential properties. They felt having a bath house could be inappropriate as it could expose children and the public to people walking back and forth in towels. There was a concern of possible partying at the pavilion. They felt there could be lawsuits to the city. They wanted a barrier placed in between residents and the park. The previous owner has not met promises for landscaping, hardened gravel, type of trees planted and a concrete pad and kiosk at the entrance. They felt an entrance to the west is too close to the railroad tracks. The new owner should not be exempt from previous owner requirements, the first Special Use Permit had strong conditions and a timeline that was issued and if they did not comply, privileges would be revoked. They questioned DEQ water testing. People there are staying full time and it is supposed to be a seasonal RV park, not a mobile home park. They had strong concerns about safety on an entrance that is through the business park. Vehicles would go right and take a sharp left and the railroad track is near the bus stop with children and a canal on the other side. Ongoing traffic presents close calls. The DOT number of feet from the intersection is also in violation of state statute.

Response by Andy Oliverson

Mr. Oliverson appreciated the number of people that showed up from the community and from the surrounding property that expressed their concerns of the challenges that happened in the past. He stated his intention is to come in and provide a good quality product and a very good place for people to

stay and to finish what the Bradshaw's have started. Things he would immediately do if possible is fix the hardened gravel, create better landscaping, have straighter lines and plant more trees. He is committed to doing those things related to some of the other challenges mentioned and to make sure he complies with any challenges related to the distance to railroad tracks or left and right-hand traffic turns. There are several concerns about promises made from the prior owner and they weren't fulfilled. He is not looking to make just another improvement but to make it right. He is interested in making Sugar City more of a destination.

Question by Commissioner Miller: Mr. Miller asked if he was willing to meet all the requirements of the original Special Use Permit before considering a new one and an expansion.

Response by Andy Oliverson: Mr. Oliverson stated that he is committed to making that list and doing that work together upon approval. The things he was aware of are the things he would do with the addition. For example, the gravel was not applied right. It wouldn't make sense to put the hardened gravel all around and dig it all back up to get water and power to the new spots. The plan is to make the expansion as allowed by the city and make them up to the current code or current requirements. He understood that there are 25 pads right now that need improvements. When questioned about the length of stay for RV spots, Mr. Oliverson stated he would have contracts from overnight to 30 day stays and would prefer the overnight and short-term stays.

Comment by Administrator Hibbert: He shared that the water system and DEQ approval did come through and wanted everyone to know of the water issue and that it is all good. He had seen a recent letter from DEQ and that they have been approved for a secondary ancillary water system through the Sugar City water system and that they are in full contact and working and cooperating with DEQ.

Public Hearing Ended