

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

At Sugar City Hall

*Thursday, March 16<sup>th</sup>, 2023, 7:00 P.M.*

## Attendance

- Chairwoman Lines
- Commissioners Fluckiger, Taylor, Williams, Nott, Miller
- Ex officio Commissioners Shirley
- Public: Andy Oliverson, Dave Thompson, Dustin Parkinson, Clark Garnett
- Staff: Administrator Assistant Owens, Administrator Hibbert

## Public Hearing Opening

This public hearing is for a Special Use Permit request for 265 ProPeat Dr to allow expansion of the existing RV Park. This property is recorded with Madison County as parcel RPS6N40E044203.

Chairwoman Lines stated that the commission received an affidavit 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.

## Letters From Public Entities

Letters were received from the following entities, with a summary of their concerns:

1. Captain of the Fire Department, Stan Crittenden
  - a. Adding more slots for RVs could require multiple entrances and another fire hydrant to be installed. Propane tanks will need to be spaced appropriately from other structures on the property.
2. Head of Eastern Idaho Public Health, John Mackin
  - a. The RV Park is served by city sewer services. No Comment.
3. Madison County Planning and Zoning Administrator: Gary Armstrong
  - a. No comment
4. Sugar City Engineer: Dick Dyer

- a. Needs plans on potential impacts associated with a proposed development, preliminary plans, sewer usage, storm drainage, and multiple entrances. Then he will be able to provide the information surrounding the type of expected traffic, life safety issues (such as whether two entrances are needed to a development with that many people), etc...

## Administrator Hibbert Overview

This expansion requires a special use permit. The former Special Use Permit for this land (8/8/2019) was approved with conditions by the planning and zoning committee. The land contains 3 different types of zoning, which have been taken into consideration in this request.

## Mr. Andy Oliverson's Overview

Mr. Oliverson expressed his desire to expand his business to increase visitors to Sugar City, bring in more tourist dollars, drive opportunities for current business expansion, increase the tax base, expand on the approved use, and improve the neighborhood. His revised plan abandons the entrance off of 3rd North, keeping the north entrance off of ProPeat road.

He addressed some concerns about the RV park. The Madison County Sherrifs Office has no records of disturbances on the property. He is adding a 6-ft tall privacy fence, buffering and landscaping, adding an onsite host, and has night-to-night contracts. He indicated that other RV parks in the area have no length of stay restrictions and that a stay limit is not normal for the industry. Longer stays means less RV traffic.

Most RVs today have RIVA (Recreational Vehicle Industry Association) Certification meaning the RV meets electrical, plumbing, heating, and fire safety requirements. He talked to the fire department and suggested an emergency gate, which he indicated they were okay with. He will add an extra fire hydrant if needed.

He said he had very positive conversations with all three adjacent neighbors. Some were concerned that the current RV park hurts the value of their house. Mr. Oliverson suggested that his improvements should help. He doesn't want to have a manned kiosk as it doesn't make sense. He asked the commission that his Special Use Permit be recommended to City Council by the Planning and Zoning ommission without a limitation on the length of stay.

## Public Testimonies

### Verbal Testimonies For

#### **Dustin Parkinson:**

Worked with Mr. Oliverson on water and sewer. His company has experience with several RV parks. Indicated that Mr. Oliverson is organized, committed, and willing to do the right thing. None of the other RV parks he works with have stay limits. A limit would hurt this business.

#### **Clark Garnett:**

Lived in the park for 7 months while building house in St. Anthony. RV park was not professionally managed under former owners. Nicer RV parks will bring higher class customers. Many staying in park will contribute to the community like traveling nurses and construction workers.

## Written Testimonies For

### **Ron Arnold:**

There should be no limitation on the length of stay. Customers will be charged a nightly rate and can be required to leave immediately.

### **Kelton Larson:**

Supports the expansion.

### **ProPeat Fertilizer**

Expansion won't impact their business in any way.

## Neutral Verbal Testimonies

### **Dave Thompson:**

Impressed with Mr. Oliverson and his work. Wanted the commission to consider the national fire code, in regards to propane tank sizes near RVs, buffering, landscape plan, snow storage, number of units with fire code, and the road entrance being paved.

### **Stephanie Madsen:**

Thinks this looks great, but concerned that it did with the last owners, too. Concerned that many aspects from the last Special Use Permit were not written down and/or enforced. The south entrance road is not paved entirely. Wanted to know who is held accountable if conditions are not met. Concerned about dogs owned by those staying on the property and if tags are enforced by the city.

## Neutral Written Testimonies

### **Scott Leonardson**

Feels that RV parks should not have to limit the time their customers can stay.

## Against

No verbal or written testimonies were given by the public against the request.

## Rebuttal by Mr. Oliverson


Indicated that he is committed to improving the park. He wants to work with the city and city committees (like the tree committee) to ensure things are done right.

## Public Hearing Ended

Closed at 8:31 PM.

## Deliberations


Commissioners felt that their previous recommendation to the City Council of limiting stays to 14 days was unnecessary. They discussed the protections the city has in regards to any special use permit when conditions are not met by developers.

 Motion: I move that we recommend to approve the special use permit for the expansion of the RV park to the City Council with the following conditions:

1. An approved engineer site plan submitted to city staff and fire department for approval before going to city council
2. An approved landscaping site plan submitted to city staff and fire department for approval before going to city council
3. A 6-foot sight obscuring fence adjacent to residential uses
4. All structures comply with all setback and buffering requirements
5. Negotiate with the city on deeding the access from ProPeat Drive

Motion made by Commissioner Taylor. Seconded by Commissioner Miller.  
Motion Carried.

## Consent Agenda

 Motion: I move that we approve the consent agenda.

Motion made by Commissioner Miller. Seconded by Commissioner Taylor.  
Motion Carried.

## Staff Reports

Administrator Hibbert will speak with potential annexation parcel owners zoned as Agriculture.

Administrator Hibbert showed the new comprehensive maps with edits suggested previous by Planning & Zoning commissioners.

## Meeting Adjourned

Meeting adjourned at 9:45 PM.



Motion: I move that we table the remaining items and adjourn.

Motion made by Commissioner Miller. Seconded by Commissioner Williams.  
Motion Carried.