Planning & Zoning

Agenda

September 27, 2023

1. Meeting called to order -

2. Minutes –
   No meeting in June, July or August did not have a quorum

3. Old Business -

4. New Business -

   Decision on KOA/100 homes Conditional Use Permit-

   Ordinance work meeting –

   Map work meeting -

5. Board Member Report -

6. Meeting Adjourned -

Planning & Zoning
Minutes
September 27, 2023 – 6:30 p.m.

Attendees: Randy Purser, Scotty Allen, Ann Lagomarsino, Mike Hansen, Matt Nelson, Brian O'Kelley, Jonathan Cammack Tom Darland, and Jody Harrington.

Guest: about 20 guests from the community.

The meeting was called to order by Randy Purser at 6:30 p.m.

Randy made it clear that no public input would be allowed in regard to the Public Hearing that was held on the 20th of September.

There were no minutes from an August meeting as we have not been able to meet since April.

There was no old business.

New business was to discuss the Conditional Use Permit for the KOA/100 Home project offered by Slate Mountain Homes.

Concerned with the fact that the application stated a request for 20 homes, then continued to mention later that it would be done in phases and result in 100 homes.

The application was not complete as they did not have enough information in regard to water, sewer, snow load, etc. Manufactured home parks are not allowed in the county. The KOA is zoned commercial and currently manufactured home parks are not allowed in commercially zoned areas. They would need to submit another application with all of the information needed in order for another public hearing to be scheduled, and then that would have to be submitted to the County commissioners.

There was concern as well that the area is in a flood zone. Slate Mountain said that they would not put the homes on a permanent foundation which is required in Butte County in a flood zone.

Concerns were voiced by the public at the hearing that they were concerned with the water issue that is already a problem here in Butte County. These homes would be most likely hooked up to the City of Arco.

Concern for the need for more housing in the area was also a topic. What would stop the KOA owners from adding an additional 20 RV parking places? RV slots would be allowed, but not a manufactured homes park as they are not allowed.

It was also asked if these homes would be taxable as real property, and just how would it benefit Butte County and our resources.

A concern was that if we were to give them the conditional use permit for 20 homes, and then in the future they decided they wanted to expand as per the applications, and we tell them "NO" then they could go to Boise and sue the County.

The application seems unfinished. Unfinished to do any type of development.

I was asked about the amount of people from the public that signed up. I have 21 people who were Uncommitted. We had 54 people who were against it. Slate Mountain stated that if the County was not interested then neither were they and they would walk away.

Randy asked the board if they were ready to state their position on the matter of the Conditional Use Permit. Mike Hansen made a motion at 6:45 to deny the Conditional Use Permit for Slate Mountain Homes.

Mike Hansen –	Deny	Tom Darland - Deny
Scotty Allen was not at the Public Hearing so not voting		
Jonathan Cammack –	Deny	Brian O'Kelley - Deny
Matt Nelson -	In Favor	Ann Lagomarsino.-.Against

Randy Purser, moved to deny the application. His concern was that messing with the slew was never considered and that is a whole other ballgame. Randy agreed that we do need development somewhere in the county and it is coming, but that is just not the right place for it. We will recommend to the county commissioners that they deny the application. 6:50 pm

We discussed setting a time for a working meeting to work on the Ordinances. Jody has a list of who she assigned what ordinances. I have received some of the back. If we set a time we can try to get through the ordinances and then Jody can make the edits and changes during the winter, colder months when things kind of slow down in Planning and Zoning.

We talked about a handout that Jody had printed out of several counties and how they handle people wanting to live in their RV's in the winter. The concern was when the INL starts construction on the new projects that they have planned, where are people going to live and are we going to allow them to live in their RV's for a certain amount of time? Do we need to come up with a type of permit giving permission for them to reside in said RV's? We also touched on the "Tiny Home" issue. How they are not built to Idaho code. The plumbing is not inspected, and neither is the electrical. The walls are 2 x 4, not 2 x 6 as required by the 2018 Building Code.

We talked about some map changes and the area of Impact with the City.
We discussed the industrial zone and then discussed what was going on out at the dump. We discussed what we want to do with adjusting the zoned areas. It was discussed where would a good place be to add some more industrial. Industrial needs to be closer to the highway and they need to be able to drill wells.

Maps were requested. Jody will be sending out a PDF copy of the newest updated map

The next meeting will be October 25th at 7 pm. We will be going over ordinances and maps.

Brian made a motion to adjourn at 7:27 pm and Ann seconded the motion.