Planning & Zoning Department
Planning & Zoning Commission Meeting
August 13, 2019

Staff Report – Public Hearing #4

Conditional Use Permit for a Recreational Vehicle Park in an IL-RS (Industrial Park-Single Family Residential) Zoning District at 304 E. Carol Street for Paul Hilbig, Zoke LLC (CUP 148-19).

Applicant: Paul Hilbig, Zoke LLC  
Owner: Treasure Valley Enterprises LLC  
File No: CUP 148-19

Prepared by: Norman L. Holm, Planning Director  
Date: July 29, 2019

Requested Action: Conditional Use Permit  
Purpose: For a 126-unit Recreational Vehicle Park

GENERAL INFORMATION

Status of Applicant: Representative of Owner

Existing Zoning: IL (Light Industrial) and IL-RS (Light Industrial – Single Family Residential)

Location: 304 E. Carol Street (Left off 6th St N then right onto E. Carol Street and left into the property (Parcel # R3125400000).

Property Size: A 8.22 acre or 358,063 sq. ft. portion of the NW ¼, Section 15, T3N, R2W, BM.

Surrounding Land Use and Zoning:

- North- Interstate 84; IL
- South- Mobile home park, single family homes, Kohlerlawn Cemetery; IL-RS
- East- Mobile home park single family residential Kohlerlawn Cemetery; IL-RS
- West- Jackson’s, single family homes; IL-RS
Comprehensive Plan Designation: Business Park

Zoning & Planning History: For many years most of the property has been vacant, non-productive bare land.

Applicable Regulations: Section 10-5-2 Schedule of District Land Use Controls allows Recreational Vehicle Parks by Conditional Use Permit in IL districts. Chapter 25 sets forth the criteria of approval. These criteria require that the use be compatible with and not adversely affect the livability or appropriate development of the surrounding neighborhood.

Description of Existing Land Use: Vacant land available for development.

Description of Proposed Recreational Vehicle Park: As per the application letter: “Treasure Valley Enterprises LLC is seeking approval for a 126-unit recreational vehicle development located generally at the south east corner of I-84 and Northside Boulevard. The project is bordered as follows: North: interstate, East: cemetery, South: City of Nampa property and a mobile home park, West: a single-family home and Jackson’s gas station.

Given that the property is surrounded by the uses listed above, and due to its proximity to the Northside Boulevard exit, we feel our proposal represents this property's highest and best use. Our design is 40 units below what City Code allows. The site plan results in 16.6 units per acre. Rather than "cramming in" as many pads as possible, we elected to increase the pad sizes in order to provide a more comfortable living environment. The average pad size is 1,514 square feet which is 26% larger than the 1,200 square feet required by City Code. The minimum visitor parking requirement is also met with 13 stalls.

The existing ditch will be piped and covered in order to increase safety and provide more usable open space. The project has 40,393 square feet of open space — well above the requirement of 9,450 square feet. The perimeter will be landscaped with trees and shrubs.

The community club house will be available for all residents for social events. The clubhouse will also have several private full bathrooms and a laundry facility. The site maintenance and operations will be handled by the on-site manager. The manager's residence is proposed to be a permanent structure (and not an RV)."

Parking: Required off-street parking for occupants and guests will be reviewed at the time of Recreational Vehicle Park preliminary and final site plan approvals.

SPECIAL INFORMATION

Public Utilities: The City's water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:

- 8" Sewer in E Barbara Street and E Carol Street;
- 6" water main in E Carol Street; and 4" water main in E Barbara Street;
- 8" pressure irrigation main along the easterly and northerly property boundaries; and, 6" pressure irrigation main at the intersection of N Ann Street and E Carol Street.
Public Services: All available.

Transportation: The RV park will access E. Barbara St. and E. Carol St. The property has frontage on the following streets:
- E. Carol Street – Local Road with 50' existing right-of-way. No curb or sidewalk on property side.
- N. Ann Street – Local Road with 50' existing right-of-way. The street was recently improved in 2018 as part of the Jacksons Store #85 project. No curb or sidewalk was installed on property side.
- E. Barbara Street – 50' existing right-of-way. No curb or sidewalk on property side.
- I-84 Freeway and Northside Blvd on-ramp along the northerly boundary – ITD jurisdiction.

Physical Site Characteristics: Vacant, non-productive bare land, apparently never developed.

Environmental: Recreational Vehicle Parks are ideally located in visible locations near Interstate and arterial street locations.

Aesthetics/Landscaping: As per the application letter, "The project has 40,393 square feet of open space – well above the requirement of 9,450 square feet. The perimeter will be landscaped with trees and shrubs."

Fencing: The applicant indicates that they plan to provide perimeter fencing around the RV park. Vinyl fencing would be provided adjacent existing residential uses bordering the park, and chain link fencing would be provided at other locations where view is important or where it is deemed more appropriate than site obscuring fencing.

Correspondence: No correspondence from any area property owners, businesses or residents have been received for or against the construction of the Recreational Vehicle Park at the subject location. I did receive telephone contact from Gayla Whipple (Properties 4 Him LLC) the owner of the 12-space senior mobile home park at 316 E. Carol St. She asked about whether the RV park proposal plans to provide fencing along the northern and western common property lines with the mobile home park.

STAFF FINDINGS AND DISCUSSION

The location is reasonable for a Recreational Vehicle Park because of its' proximity to commercial, industrial, and, and professional uses in the area.

From a land use standpoint, the location is shown on the comprehensive plan for light industrial land use and the requested Recreational Vehicle Park is an eligible conditional use in the IL zone.

With regards the conditional use permit, use of the property for a Recreational Vehicle Park may be compatible with the surrounding industrial, commercial and professional neighborhood with the establishment of specified conditions of approval.

If the Commission votes to approve of the CUP, the following findings are recommended:
1) The location, size, and design and operating characteristics of the proposed 126-unit recreational vehicle park will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.

2) The location, design and site planning of the proposed 126-unit recreational vehicle park will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.

3) The proposed 126-unit recreational vehicle park will enhance the successful operation of the surrounding area in its basic community functions or will provide an essential service to the community or region.

SUGGESTED CONDITIONS OF APPROVAL

If the Commission votes to issue a conditional use permit for the recreational vehicle park the following Planning and Engineering conditions are recommended:

1) All requirements of the Nampa fire and building departments regarding recreational vehicle park use shall be satisfied.

2) The conditional use permit is issued for the life of the recreational vehicle park.

3) The recreational vehicle park shall be designed, approved and developed in accordance with the provisions of Chapter 32 - Recreational Vehicle Parks, including the submittal and approval of both Preliminary and Final Site Plans.

4) Safety in the recreational vehicle park shall be achieved, and security provided by a perimeter landscape buffer of trees and shrubs, and other barriers, including a combination of 6’ privacy vinyl adjacent existing residential uses bordering the park, and chain link fencing at locations where view is important or where it is deemed more appropriate than site obscuring fencing.

5) Amenities in the recreational vehicle park shall be in accordance with that presented by the applicant: Community Clubhouse, including several private full bathrooms and a laundry facility.

6) Site maintenance and operations shall be handled by an onsite manager.

7) The existing irrigation lateral shall be piped and covered in order to increase safety and provide more usable open space within the recreational vehicle park.

8) The managers residence shall be a permanent structure and not a recreational vehicle.

9) Roadway frontage improvements shall be constructed in accordance with Nampa City Code Section 9-3-1 at the time of development/redevelopment.
10) Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.

11) Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.

12) Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.

13) Any other conditions required by the Planning and Zoning Commission.

ATTACHMENTS

1) Application, letter, and record of survey (Pages 6-8)
2) Vicinity map (Page 9)
3) Aerial view (Page 10)
4) Birdseye view (Page 11)
5) Conceptual RV park plan (Page 12)
6) Zoning map (Page 13)
7) Comprehensive plan future land use map (Page 14)
8) Utility map (Page 15)
9) Agency and other correspondence (Pages 16+)
APPLICATION FOR CONDITIONAL USE PERMIT
PLANNING AND ZONING DEPARTMENT
411 3RD STREET S., NAMPA, IDAHO 83651  P: (208) 468-4487 F: (208) 465-2261
Nonrefundable Fee: $234.00 (1 acre or less) Nonrefundable Fee: $463.00 (more than 1 acre)

Applicant Name  PAUL HIBBIC, ZOKE LLC  Home Number
Street Address  408 SEATEDERO NO 220S  Mobile Number
City  EAGLE  State  ID  Zip Code  83616  Email  PAUL@ZOKEGROUP.COM
Property Owner Name  Treasure Valley Enterprises  Home Number
Street Address  304 E CAROL  Mobile Number  208 991 3786
City  NAMPA  State  ID  Zip Code  83687  Email  TOM@GANDS-EXCAVATION.COM

Applicant's interest in property: ( ) Own ( ) Rent ( ) Other

ADDRESS OF SUBJECT PROPERTY: 304 E CAROL, NAMPA, ID 83687

Please provide the following REQUIRED DOCUMENTATION to complete the CUP
✓ A copy of one of the following: ☐ Warranty Deed ☐ Proof Of Option ☐ Earnest Money Agreement
✓ A sketch drawing of the site & any adjacent property affected, showing all existing & proposed
locations of streets, easements, property lines, uses, structures, driveways, pedestrian walks, off-street
parking & off-street loading facilities and landscaped areas, preliminary or final building plans & building
elevations, together with any other information considered pertinent to the determination of this matter.
✓ Signed & Notarized Affidavit of Legal Interest (attached). Form must be completed by the legal
owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to
show that the person signing is an authorized agent)
✓ Original Legal description of property AND a legible WORD formatted document. (Must have for final
recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

Project Description
➢ State (or attach a letter stating) the reason for the proposed Conditional Use Permit: RV PARK-

Dated this 13 day of July, 2019
Applicant Signature

NOTICE TO APPLICANT
This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a
public hearing on the application and it shall be granted or denied. Notice of public hearing must be published in the Idaho Press-
Tribune 15 days prior to said hearing. Notice shall also be posted on the premises not less than 1 week prior to the hearing. Hearing
notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice
of the public hearing and should be present to answer any questions.

If a Conditional Use Permit is granted by the Planning Commission, it shall not become effective until after an elapsed period of 15
days from the date of Planning Commission action. During this time any interested person may appeal the action to the City Council.
You will be notified of any pending appeals.

If the conditional use permit is denied by the Planning Commission, you may appeal the decision to the City Council within 15 days
from the date such action is taken by the Planning Commission. At the time the Conditional use permit becomes effective you will be
sent a document which constitutes an official "Conditional Use Permit". This document will enumerate the conditions attached to the
issuance of the permit and state the consequences of failure to comply.

OFFICE USE ONLY
FILE NUMBER: CUP - 148 - 2019  PROJECT NAME  RV Park
July 2019

**Conditional Use Permit – Project Description**

**Northside Park**

Treasure Valley Enterprises LLC is seeking approval for a 126-unit recreational vehicle development located generally at the south east corner of I-84 and Northside Boulevard. The project is bordered as follows:

North: interstate  
East: cemetery  
South: City of Nampa property and a mobile home park  
West: a single-family home and Jackson’s gas station.

The IL zone requires that a conditional use permit be obtained for an RV park.

Given that the property is surrounded by the uses listed above, and due to its proximity to the Northside Boulevard exit, we feel our proposal represents this property’s highest and best use. Our design is 40 units below what City Code allows. The site plan results in 16.6 units per acre. Rather than “cramming in” as many pads as possible, we elected to increase the pad sizes in order to provide a more comfortable living environment. The average pad size is 1,514 square feet which is 26% larger than the 1,200 square feet required by City Code. The minimum visitor parking requirement is also met with 13 stalls.

The existing ditch will be piped and covered in order to increase safety and provide more usable open space. The project has 40,393 square feet of open space – well above the requirement of 9,450 square feet. The perimeter will be landscaped with trees and shrubs.

The community club house will be available for all residents for social events. The clubhouse will also have several private full bathrooms and a laundry facility. The site maintenance and operations will be handled by the on-site manager. The manager’s residence is proposed to be a permanent structure (and not an RV).

We look forward to bringing this new RV park to Nampa!

Regards,

Paul Hilbig
304 E Carol St

Conditional Use Permit for an RV Park- 126 spaces on 8.22 acres for Paul Hilbig Zoke LLC

CUP-00148-2019

7/18/2019

Visit Planning & Zoning at cityofnampa.us for more info.
DATE: July 26, 2019
TO: Planning and Zoning Department
FROM: Caleb LaClair, P.E., Nampa Assistant City Engineer
CC: Daniel Badger, P.E., Nampa City Engineer
CC: Tom Points, P.E., Nampa City Public Works Director
APPLICANT: Paul Hilbig – Zoke LLC
OWNER: Treasure Valley Enterprises
ADDRESS: 304 E Carol Street
RE: CUP-00148-2019 – 126 Unit RV Park in an IL-RS Zone

The Engineering Division does not oppose this application with the following comments and conditions.

General Comments:

1. The property is located at 304 E Carol Street. The property is currently vacant.

2. The property has frontage on the following streets:
   - E Carol Street – Local Road with 50’ existing right-of-way. No curb or sidewalk on property side.
   - N Ann Street – Local Road with 50’ existing right-of-way. The street was recently improved in 2018 as part of the Jackons Store #85 project. No curb or sidewalk was installed on property side.
   - E Barbara Street – 50’ existing right-of-way. No curb or sidewalk on property side.
   - I-84 Freeway and Northside Blvd on-ramp along the northerly boundary – ITD jurisdiction.

3. The City’s water, sewer, and pressure irrigation systems have adequate capacity to serve this property. The City maintains the following utilities in the vicinity of the project:
   - 8” Sewer in E Barbara Street and E Carol Street;
   - 6” water main in E Carol Street;
   - 4” water main in E Barbara Street;
• 8" pressure irrigation main along the easterly and northerly property boundaries; and,
• 6" pressure irrigation main at the intersection of N Ann Street and E Carol Street.

4. The Owner will be required to construct utilities to and through the property at the time of development, including looping of water as needed to provide redundancy and pressure for fire flow.

5. The property has not yet been annexed into the Nampa Municipal Irrigation District.

6. The East Lateral runs through the property from east to west and is under Pioneer Irrigation District jurisdiction.

Conditions:

1. Roadway frontage improvements shall be constructed in accordance with Nampa City Code Section 9-3-1 at the time of development/redevelopment.

2. Any and all domestic and irrigation surface and/or groundwater rights shall be transferred to the City at the time of property development/redevelopment, and prior to connection to City services. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.

3. Utilities shall be constructed to and through the site at the time of property development/redevelopment, and at the sole expense of the Developer.

4. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
Utility Map

Legend:
- Trail
- Road (Proposed)
- Road
- Railroad
- Paved
- Street
- Storm Sewer
- Water
- Fire Line
- Inactive
- Private
- Active
- Irrigation
- Manhole
- Pressure
- Hydro
- Domestic Well
- Domestic Valve
- Water Meter
- Pump
- Valve
- Lift Station
- Sprinkler
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July 17, 2019

Norman L. Holm, Planning Director
City of Nampa
411 3rd Street South
Nampa, ID 83651

RE: CUP-00148-2019/ Recreational Vehicle Park

Dear NAME:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application, as it lies outside of our District boundaries. Please contact Mark Zirschky of Pioneer Irrigation at (208) 459-3617, P.O. Box 426 Caldwell, ID 83606-0426.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

[Signature]
David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:
Office/ file
M. Zirschky, Pioneer Irrigation District
Hi Shellie,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

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Good Morning Everyone, 🙌

**Re: Recreational Vehicle Park - 126 spaces on 8.22 acres (CUP-00148-2019)**

Paul Hilbig, Zoke LLC has requested a Conditional Use Permit for a Recreational Vehicle Park – 126 spaces on 8.22 acres or 357,913 sq. ft. located in a part of the NW ¼, and a part of the SW ¼, Section 15, T3N, R2W, BM in an IL-RS (Industrial Park-Single Family Residential) Zoning District at 304 E. Carol Street.

This application will go before the Planning and Zoning Commission as a public hearing item on the August 13, 2019 agenda.

Please find attached the CUP-00148-2019 file for your review and send all comments no later than July 26, 2019.

Thank you & Have a great day!