

6. Renaissance Mobile Home Park Redevelopment - Joel Plaskon

Dan and Terrene Mack are proposing to redevelop the existing Renaissance Mobile Home Park upon a 4.8 acre property located at 1651 Carmichael Road within the Area of City Impact. The proposal is to raze the existing mobile home park and completely redevelop the property with a new 36-unit development. The subject property is located within the Multiple Family Residential (R-4) Zoning District, and in accordance with the Zoning Code, Mobile Home Parks which comply with Title 6 of the City Code are an allowed use within the R-4 Zone. The mobile home park review process is a four step process with both preliminary and final reviews before the Planning and Zoning Commission and the City Council. Additionally, as the subject property is located within the Area of City Impact, the Board of Latah County Commissioners will complete a final review and grant the final approval or denial.

ACTION: Approve the plans; approve the plans conditionally; request modification of the plans within sixty (60) days; or take such other action deemed appropriate.

Mack recused herself due to a conflict of interest. Plaskon presented the issue as stated above and displayed map and pictures. He said the property required a Variance because it is less than the 5 acre minimum (it is approximately 4.8 acres). The Variance was granted by the Planning and Zoning Commission. Plaskon gave the Planning and Zoning Commission's recommended conditions as listed in the packet information.

Dan Mack, 658 Conestoga, Moscow, said he has a 25 year lease with the City to develop the right-of-way along the Latah Trail with proper landscaping with trees and grass. The park will be a benefit to park and trail users as well as his development. Mr. Mack agrees with most of the Planning and Zoning Commission recommendations and said he would prefer to widen the lots for the driveway access rather than removing one of the lots. He said this would be a custom manufactured home community and distributed a concept drawing (included in minutes). He said he will do the second emergency access route but only if it is absolutely necessary.

Mayor Comstock asked if Mack filed an application to the South Moscow Sewer District. Mack said he did not. He is maintaining the lift stations that are there now so he doesn't know if it is an issue. Mack said DEQ checked into sewage leaking into the Thompson's fields. There was a lagoon put in but has never been used because the lift station was put in. He added that anything under an acre is not considered a wetland so this area will most likely be confirmed as not being a wetland.

Mayor Comstock asked about Planning and Zoning Commissions conditions because he didn't understand the fence requirement. Plaskon said it was in response to opposition from members of the public who wanted sight obscuring fencing. Thomason asked about the upgrade to Carmichael Road because he didn't feel it was necessary. Busch asked about the second emergency entrance and noted that there is an email in the packet from Ed Button that states that there is no need for a second emergency entrance.

Busch moved and Thomason seconded to approve the plans with Planning and Zoning Commission conditions listed on page 8 of the Planning and Zoning Commission minutes with the exception of the additional emergency access and to adopt the relevant criteria. Busch restated motion to approve plan subject to conditions on page 8 with the exception of number 7 and accept that this development is consistent with section 2.2 of Title 6. Thomason seconded the revised motion.

After further discussion, Mayor Comstock called for a Roll Call Vote: Ayes: Unanimous. Nays: None. Abstentions: None. Motion carried.