

8. Maximum total building square footage shall be 350,000 s.f. with no single building exceeding 100,000 s.f.
9. Maximum building height shall be 60 feet for all buildings located within 120 feet from highway 84 and shall be 45 feet maximum for all other buildings.
10. If an individual user requires outdoor storage, it shall be fully screened from view from adjacent properties and the public right-of-way.
11. The development shall have a buffer consistent with 4.07.06 adjacent to the Ashwood mobile home park.
12. The development shall have a 24' ingress/egress easement to the east for future development. The Planning Commission and TRC approved the request. The Planning Commission approved the request and recommended a 13th condition that a fence be installed along the eastern boundary of the property.

No one spoke in opposition. Mr. Bill Nijem, 1007 North Patterson Street, spoke in favor of the request on behalf of the applicant. Mr. Nijem stated the applicant is agreeable with the twelve conditions on the site plan, but does have a concern regarding the thirteenth condition from the Planning Commission. Mr. Nijem stated the applicant would like to stop the fencing at the property line where the mobile home park is located. The remaining property is commercial property which is an undeveloped field. Mr. Nijem requested the Commission approve this request with the twelve conditions on the site plan. Mr. Bill Kent, the engineer on the project, is available to answer more technical questions. Commissioner Smith asked if there were plans to replant the trees, Mr. Nijem responded yes, Mr. Kent has those plans.

Vice Chairman Orenstein asked a question related to the fence condition recommended by the Planning Commission. Mr. Dillard stated this condition relates to child safety regarding the detention pond. Vice Chairman Orenstein stated the concern is someone from the east coming from the west onto the property, which is warehouses, but there will be a detention pond, which is fenced in any way. Mr. Bill Kent, 2214 North Patterson Street, with Innovate Engineering & Surveying, the engineer on this project, responded to Vice Chairman Orenstein's question stating the depth will be less than maximum, in this case no fencing is required. Chairman Slaughter stated the fencing 440 feet to US Highway 84 was to protect the mobile home park, an existing fence on US Highway 84 which is the northside, this should also protect the mobile home park. Commissioner Wisenbaker made a motion to approve the request with the twelve conditions, excluding the thirteenth condition recommended by the Planning Commission, seconded by Commissioner Marshall. All voted in favor, no one opposed. Motion carried.

REZ-2026-06 Val Del Mobile Home Park, ~34ac, 3910 Val Way, R-A & P-D to P-D, County Utilities
County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this case represents a change in zoning on approximately 34 acres of property from Residential Agricultural (R-A) and Planned Development (P-D) zoning to an all Planned Development (P-D) zoning to unify a mobile home community that began in the 1970's and expanded in the 1990's. The property is within the Urban Service Area and Rural Residential Character Area per the Comprehensive Plan which recommends P-D zoning. There are wetlands on this property. The original MHP along Val Way and Del Circle contained approximately 30 homes, then in 1997, an expansion north onto Heart Lake Drive proposed an additional 14 lots, and in 1998 revised it to 72 lots, which were never fully developed. The new P-D layout reconfigures the park into an approximately 155 lot layout, including recreation space and