

The regular meeting of the Fruitland Planning and Zoning Commission was held at Fruitland City Hall on Monday, March 2, 2015 at 7:00 p.m. Commissioners Dickinson, Leonard, Heitz, Deardorff, Carlman, Grant and Percy were present.

Guests included Wayne Irvin, Pat Durant, Kathy Anchustegui, Steve and Michelle Cockerum, Jared Taggart, Leroy Atwood, Jerry Campbell, Steve Drescher, Justin Gibb, Jimmy Gross, Pat Durant, Cheri Davis, Sharon Vogt, Danny Little and Rick Watkins.

Commissioner Deardorff made the motion to approve the February 2, 2015 meeting minutes. Commissioner Dickinson seconded the motion. Motion carried.

Public Hearings:

Rick Watkins explained public hearing procedures and asked the commissioners to declare any conflicts. No conflicts were declared and the first hearing was opened at 7:02 p.m.

IRVCO Asphalt & Gravel, Inc. – Zone Change and Comprehensive Plan Change: Wayne Irvin (1267 NE 10th Avenue, Payette) testified he was representing IRVCO Asphalt & Gravel and is requesting a zone change and comprehensive plan change from Single Family Residential to Multi-Family Residential for property in the 800 Block off Pennsylvania Avenue. Mr. Irvin testified he wants to construct duplexes on the south end of the property with a common lot over the gas line. Mr. Irvin explained the trunk line for the sewer runs on the north side of the property, water would be brought in from Pennsylvania Avenue and two fire hydrants would be installed to meet the city's requirements. Mr. Irvin testified he will construct an enclosed bioswale for drain water, pave the thirty-five foot easement into the property and fence the property bordering the neighbor on Pennsylvania Avenue.

Commissioner Percy asked about emergency vehicle access and Mr. Irvin testified he would put a hammerhead at the end of the property.

Rick Watkins read testimony received from Jerry Campbell, Farmers Irrigation Company, Tesoro Logistics, Idaho Transportation Department and HDR Engineering.

Kathy Anchustegui (204 NW 9th Street) asked if one or two story apartments would be constructed, if the turnaround would be near the canal and if water runoff would affect her subdivision.

Steve Cockerum (304 NW 9th Street) asked how many units there would be.

Steve Drescher (104 NW 9th Street) testified Pennsylvania Avenue has the heaviest traffic in Fruitland and there are single family dwellings from downtown to the park and should remain that way. Mr. Drescher stated the highest and best use for the property is single family residential and there is no need for more public housing.

Justin Gibb (540 Syringa Falls Court) testified he owns the property at 803 N Pennsylvania Avenue and is concerned with the transition from his single family unit to multi-family units.

Mr. Gibb testified his relationship with Mr. Irvin has started on good terms and asked if there was any way to ensure the easement was paved and a fence installed besides Mr. Irvin's word.

Ms. Anchustequi asked if the access was wide enough for two vehicles to pass and which side of the property the access is located.

Mr. Irvin testified there will be two-story townhouses or eight duplexes across the south end of the property and a single family, manager's unit on the west side. Mr. Irvin explained the hammerhead will be seventy feet from the west end of the property and the thirty-five foot easement lies on the north side of the property coming off Pennsylvania Avenue. Mr. Irvin stated this is not subsidized housing and asked the record to show he will construct a fence and pave before occupancy is permitted.

Mr. Watkins explained a typical lane width is twelve feet.

Commissioner Deardorff asked if water runoff would drain west and remain on the property. Mr. Irvin testified he may install roll curb and gutter directing water to a leach pit on his property situated near the neighboring subdivision.

Mr. Watkins asked which direction the units would face and Mr. Irvin testified units would face north with parking on the north side, and fencing except the south border would remain open.

Commissioner Carlman asked if there would be garages or outside parking. Mr. Irvin stated there will be no garages.

Commissioner Deardorff asked about RV parking and Mr. Irvin stated residents would have to store RV's and boats at a local storage facility.

With no further testimony, the hearing was closed at 7:22 p.m.

City of Fruitland – Draft Ordinance Amending City Code – Title 10 – Reclassifying Certain Land Uses: Rick Watkins testified the amendments would move certain land uses requiring conditional use permits in commercial and light industrial zones to permitted uses in commercial and light industrial zones. Mr. Watkins read the uses under consideration.

Commissioner Deardorff stated he would like to see daycares excluded from consideration.

With no further testimony, the hearing was closed at 7:26 p.m.

Pelican, LLC – Preliminary Plat for Northview Ranch Subdivision No. 3: Leroy Atwood (2663 NW 4th Avenue) testified he is requesting approval for the preliminary plat of Northview Ranch Phase III. Mr. Atwood testified Phase I is sold out and Phase II is halfway sold. Mr. Atwood testified Washoe Road would be improved and a berm created with a six-foot fence. Mr. Atwood provided the commissioners with a plat of the entire subdivision showing all phases of the subdivision.

Commissioner Carlman asked if concerns from the city engineer and Jerry Campbell would be addressed and Mr. Atwood stated they would.

Rick Watkins read testimony received from Mason & Stanfield, HDR Engineering, Jerry Campbell, Walter Garman, Idaho Transportation Department, Farmers Irrigation and Tesoro Logistics.

With no further testimony, the hearing was closed at 7:35 p.m.

James Gross & Pat Durant – Conditional Use Permit to Operate Auto Sales Business:

James Gross (100 NW 16th Avenue) testified his grandparents started Fast Track Auto Sales in 1996 and have operated at their current location since 2002. Mr. Gross testified his grandparents are retiring and transferring ownership to himself and Pat Durant. Mr. Gross requested a conditional use permit to continue operating the business.

Commissioner Deardorff asked if any changes would be made to operations and Mr. Gross testified there would be no changes.

Commissioner Carlman asked when transfer of ownership would take place and Mr. Gross testified as soon as possible.

With no further testimony, the hearing was closed at 7:37 p.m.

Regular Meeting:

James Gross & Pat Durant – Conditional Use Permit to Operate Auto Sales Business:

Commissioner Percy made the motion to approve a conditional use permit for an auto sales business at 1350 N Whitley Drive. Commissioner Deardorff seconded the motion. Motion carried.

IRVCO Asphalt & Gravel, Inc. – Zone Change and Comprehensive Plan Change:

Commissioner Deardorff made the motion to send a favorable recommendation to the city council for a zone change and comprehensive plan change from Single Family Residential to Multi-Family residential for property in the 800 Block off Pennsylvania Avenue. Commissioner Leonard seconded the motion. Motion carried.

City of Fruitland – Draft Ordinance Amending City Code, Title 10 Reclassifying Certain Land Uses: Commissioner Deardorff made the motion to send a favorable recommendation to city council to approve the draft ordinance reclassifying certain land uses, excluding daycare centers. Commissioner Dickinson seconded the motion. Motion carried.

Pelican, LLC – Preliminary Plat for Northview Ranch Subdivision No. 3: Commissioner Deardorff made the motion to send a favorable recommendation to the city council to approve the preliminary plat of Northview Ranch Subdivision No. 3 requesting that concerns submitted from Jerry Campbell and Mason & Stanfield be addressed. Commissioner Grant seconded the motion. Motion carried.

Impact Area: Transfer of Development Right – Art & Freda Lee to Kevin & Lisa O’Neil; and Earnest Eilers to Randy Pryor: Commissioner Percy stated the two requests are in the same area and need to be subdivided. **Commissioner Percy made the motion to send an unfavorable recommendation to the city council regarding the two transfer of development right requests. Commissioner Heitz seconded the motion. Motion carried.**

The meeting adjourned at 8:00 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary