

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Monday, May 5, 2014 at 7:00 p.m. Commissioners Dickinson, Leonard, Heitz, Deardorff, Carlman, Grant and Percy were present.

Guests included Vicky Cox, Cathy Hampton, Steven Cockerum, Robert and Correna Kessler, David Jennings, Michael and Courtney Coleman, Alan Timmons, Dwayne Holloway and Rick Watkins.

Commissioner Carlman conducted the meeting.

Commissioner Deardorff made the motion to approve the April 24, 2014 meeting minutes. Commissioner Leonard seconded the motion. Motion carried.

Public Hearings:

Rick Watkins explained public hearing procedures and asked commissioners to declare any conflicts. No conflicts were presented.

The first hearing began at 7:04 p.m.

Courtney Coleman – Conditional Use Permit for retail sales in a heavy industrial zone at 1611 Allen Avenue: Courtney Coleman testified her business was at 1611 NW 16th Avenue where she sold clothing retail and online. Mrs. Coleman testified her inventory has grown and the warehouse 1611 Allen Avenue better serves her business.

Dwayne Holloway inquired of the dirt behind the building. Mr. Coleman testified it was backfill and was to fill in a drop off. Mr. Coleman testified it would be graded and perhaps be a play area in the future for their children. Commissioner Percy asked if there would be play equipment and Mr. Coleman testified there may be a picnic table. Commissioner Percy asked if the area would be fenced and Mr. Coleman testified it would.

Commissioner Deardorff asked if there would be signage and Mrs. Coleman testified there would be signage on the building.

Commissioner Percy asked if there would be any site improvements. Mr. Coleman testified they had been making improvements inside the building and there were no plans to plant trees, but may add concrete pillars to keep vehicles from going onto the sidewalk.

With no further testimony, the hearing was closed at 7:10 p.m.

Robert and Correna Kessler - Conditional Use Permit for auto sales business at 805 NW 3rd Street: Correna Kessler testified the current business had been in business for several years and they would like to continue with auto sales. Mrs. Kessler testified they are improving the property by bringing in hickory sheds for sale, hauling off junk cars,

painting buildings and planting flowers. Mrs. Kessler testified they are investigating the cost for new pavement.

Commissioner Deardorff asked how many vehicles would be on the lot and Mrs. Kessler testified there were seventy-five to a hundred vehicles before the sheds came in and now would have fifty to sixty. Commissioner Deardorff asked the hours of operation and Mrs. Kessler testified Monday through Friday 9 a.m. to 7 p.m. and Saturday 8 a.m. to 5 p.m.

Commissioner Percy asked if there would be vehicle repairs and Mrs. Kessler testified there is a shop and they will be repairing cars that come from the auction, but will not be building cars.

Commissioner Carlman asked about signage and Mrs. Kessler testified the current signs on the building would be painted with the new name, RC Auto Sales.

With no further testimony, the hearing was closed at 7:15 p.m.

Dona Ray – Comprehensive Plan and Zone Change from Multi-Family Residential to General Commercial for 1610 N Whitley Drive: Vicky Cox testified she was Dona Ray's realtor and recently learned a section of the property is zoned Multi-Family Residential and has been marketing it as commercial property.

Commissioner Carlman asked of the apartments on the property and Ms. Cox explained that Kim Ray had planned to tear them down but passed away. Ms. Cox stated she was unsure if they would be torn down or sold as is.

Commissioner Carlman asked if the zone change was an advantage for a sale and Ms. Cox explained potential buyers do not want to deal with zoning issues.

Rick Watkins read into record written testimony received from the Public Works Supervisor, Tesoro Logistics NW Pipeline, Farmers Co-operative Irrigation Company and HDR Engineering.

With no further testimony, the hearing was closed at 7:21 p.m.

College of Western Idaho – Conditional Use Permit for public school at 129 N Whitley Drive: Cathy Hampton (Nampa, Idaho) testified they had been leasing the space since 2011 and offer nursing assistant and phlebotomy classes to the community. Ms. Hampton explained there are no more than sixteen students and classes are held Monday and Wednesday evenings, Friday 9 a.m. to 4 p.m. and Saturday 9 a.m. to 5 p.m.

Commissioner Carlman asked if there were any parking issues and Ms. Hampton testified they only use seventeen spaces. Richard Clow, owner of the property testified there has been no issues with parking.

Alan Timmons (105 N Whitley Drive) testified he owns the business nearby and asked how the conditional use permit issue came about. Rick Watkins explained during review of business licenses, it was unclear what services CWI offered. After investigating, it was determined they offered public education and are allowed to operate in any zone with a conditional use permit.

Mr. Timmons expressed concern with potential growth and its effect on his business.

Ms. Hampton testified any additional classes would be in the evenings and is willing to work to resolve any issues.

With no further testimony, the hearing was closed at 7:30 p.m.

Sign Ordinance Amendment: Rick Watkins explained after a year of operating under the recent adopted commercial and industrial code, there are proposals to amend the sign ordinance section. The first proposal is to repeal section 11-3D-10 E.7 as regulating the background area for limited duration banner signs was not workable. The second proposal is to add a section, 11-3D-10 F exempting schools and churches from acquiring permits for temporary promotion signs. The third proposal is to remove “street name and” from section 11-3D-8 G.2.

Steven Cockerum (519 NW 16th Street) asked how the first proposal effects business signs and Mr. Watkins explained it only pertains to banners.

With no further testimony, the hearing was closed at 7:34 p.m.

Regular Meeting:

Courtney Coleman – Conditional Use Permit for retail sales in a heavy industrial zone at 1611 Allen Avenue: Commissioners Deardorff and Percy expressed the desire to stipulate the backfill dirt be leveled out as soon as possible. Commissioners Heitz and Percy expressed their disapproval of outside merchandise displays. Commissioner Deardorff stated it was not fair to prevent a business from using the entirety of their property. **Commissioner Deardorff made the motion to approve a conditional use for retail sales in a heavy industrial zone at 1611 Allen Avenue with the following stipulations: backfill dirt behind the building leveled out within four months; play area fenced before placement of play equipment. Commissioner Leonard seconded the motion. Motion carried.**

Robert and Correna Kessler - Conditional Use Permit for auto sales business at 805 NW 3rd Street: The commission expressed their concern with salvage vehicles on the property. **Commissioner Deardorff made the motion to approve a conditional use for auto sales at 805 NW 3rd Street with the following stipulations: no salvage vehicles on the lot; no more than seventy-five vehicles on the lot. Commissioner Dickinson seconded the motion. Motion carried.**

College of Western Idaho – Conditional Use Permit for public school at 129 N Whitley Drive: Commissioner Deardorff made the motion to approve a conditional use permit for a public school at 129 N Whitley Drive. Commissioner Grant seconded the motion. Motion carried.

Dona Ray – Comprehensive Plan and Zone Change from Multi-Family Residential to General Commercial for 1610 N Whitley Drive: Commissioner Deardorff made the motion to send a favorable recommendation to the city council for a comprehensive plan and zone change from Multi-Family Residential to General Commercial for 1610 N Whitley Drive. Commissioner Heitz seconded the motion. Motion carried.

Sign Ordinance Amendment: Commissioner Deardorff made the motion to send a favorable recommendation to the city council for amendments as presented. Commissioner Grant seconded the motion. Motion carried.

Vice-Chairman Carlman adjourned the meeting at 8:09 p.m.

Barry Carlman, Vice-Chairman

ATTEST:

Beth Earles, Secretary

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