

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, June 14, 2016 at 7:00 p.m. Commissioners Helen Dickinson, Tracy Leonard, Doug Deardorff, Barry Carlman, Carrie Grant, Suzanne Pearcy, Mike Smith, and Kent Stampfli were present. Commissioner Heitz was absent.

Guests included Robert and Correna Kessler, Brittne Dutton, Martin Robles, Patricia Ann, Steve Cockerum, Stan Brown, Robert Elliott, David White, Chet Boren, Danny Little and Rick Watkins.

Commissioner Deardorff made the motion to approve the May 10, 2016 meeting minutes. Commissioner Grant seconded the motion. Motion carried.

Public Hearings:

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

The first hearing began at 7:01 p.m.

Carroll Parsons – Variance of front yard setback at 1504 N Pennsylvania Avenue: Carroll Parsons and her builder were not able to attend the hearing. With no public testimony presented, the hearing will be continued to the next meeting in July.

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

Draft Ordinance Amending Title 10, Chapter 7 Regulations for Commercial and Industrial Development; Chapter 15 Regulations for Residential Land Subdivisions; Chapter 5 Regulations for Residential Zones: With no testimony presented, the hearing was closed at 7:04 p.m.

RC Auto Sales LLC – Conditional Use Permit to sell vehicles at 1619 N Whitley Drive: Correna Kessler (311 N Whitley Drive) representing RC Auto Sales testified their lease had not been renewed at their current location and have partnered with Equitable Auto Sales with the desire to operate their business at 1619 N Whitley Drive. Ms. Kessler explained their goal is to establish their business in different stages including the purchase of the property. The first stage includes cleaning up the property with new paint for the building, stripes on the asphalt, signage, outdoor lighting and the addition of potted plants for landscaping. Ms. Kessler testified the building would house a sales office and a financial office.

Commissioner Deardorff asked if any mechanical work would be done on the premises and Martin Robles (1150 Fortner St, Ontario, OR) representing Equitable Auto testified garage doors would be placed after a cooler was removed from the building and only light work would be done such as changing a tire or installing a radio.

Commissioner Carlman asked how many inventory cars there would be. Mr. Robles stated they believe they could fit twenty-five cars to start with and there is potential for growth in the future to accommodate one-hundred to one-hundred-fifty.

Commissioner Smith asked if there was enough room for customer parking and inventory. Mr. Robles testified inventory vehicles would be parked at an angle. Ms. Kessler testified there is potential for the front of the building to be a showroom displaying ATV type vehicles and motorcycles, such vehicles could also be displayed at the front of the property.

Commissioner Carlman asked if they could meet minimum landscape requirements. Ms. Kessler testified they could.

Commissioner Dickinson asked the projected time before operating. Ms. Kessler testified everything should be painted by the end of July. Mr. Robles testified he wants the outside of the building and outdoor lighting to be done before having a grand opening.

Commissioner Carlman asked the hours of operation and Ms. Kessler stated 10 a.m. to 6 p.m., Monday through Saturday.

Commissioner Grant asked the number of employees and Ms Kessler stated five.

Patricia Ann (1705 N Whitley Drive) testified the map presented was not an accurate depiction and explained there was only one and one-half feet between the property and her property to the north. Ms. Ann testified the state requires forty-five degree visibility between a service road and Highway 95, therefore any signage or landscaping will interfere with visibility. Ms. Ann explained her fence is setback from her property line to account for discrepancies with surveys.

Commissioner Carlman asked for further clarification on the visibility hazards. Ms. Ann testified there had been several accidents near the property. Ms. Ann felt with only one way in and one way out, landscaping and car displays would further impair vision for drivers.

Chet Boren (2089 N 6th Street, Payette) testified he is the owner of the subject property and there are two surveys, Patricia Ann's property and the mall property to the south of his property. There are discrepancies between the two surveys and he was told this was common. Mr. Boren explained he has 150' with two entrances. Mr. Boren explained existing landscaping in the area camouflages exits and entrances to other properties.

Commissioner Deardorff asked if the property was for sale and Mr. Boren stated his properties were for sale due to his age.

Correna Kessler testified there will always be traffic accidents. Ms. Kessler explained the painted line on the road to turn the corner to go west to Ontario starts past the subject property, but drivers began traveling to the right before the painted line. Ms. Kessler

testified they will use the existing sign, will not have flags or banners and will be putting a sign on the building for better visibility. Mr. Robles testified the property will be clean in order to have a better business.

With no further testimony, the hearing was closed at 7:50 p.m.

St. Luke's Health System – Conditional Use Permit to allow RV parking space at 1210 NW 16th Street: Stan Brown (1210 NW 16th Street) representing St. Luke's testified they are requesting a conditional use permit to allow one RV parking space. Mr. Brown explained there are patients from out of town that use the MSTI building and stay overnight. The proposed parking location has a gravel surface with water and electricity available.

Commissioner Deardorff asked why only one space was requested. Mr. Brown testified they will be constructing a respite house with three or four RV spaces to accommodate and support the MSTI patients.

Commissioner Smith asked if the space requested at this time will be abandoned once the respite home is built and Mr. Brown testified it will be left in place.

With no further testimony, the hearing was closed at 7:53 p.m.

Regular Meeting:

Decisions:

RC Auto Sales LLC – Conditional Use Permit to sell vehicles at 1619 N Whitley Drive: The commission discussed stipulations they would like to see if approved.

Commissioner Percy made the motion to deny the request. Stampfli seconded the motion. Roll call vote Dickinson – aye, Leonard – nay, Deardorff – nay, Grant – nay, Percy – aye, Smith – nay, Stampfli – aye. Motion failed.

Commissioner Deardorff made the motion to approve the proposal with the following stipulations: meet city code standards regarding signs; meet city standards regarding driveways; no more than thirty cars at one time; cars must park on pavement; no cars parked to the east of the building; follow city standards regarding outdoor lighting; no mechanical work or body work to be done on site. Motion died for lack of a second.

Commissioner Smith made the motion to approve the proposal with the stipulation that city standards regarding commercial development be adhered to. Commissioner Deardorff seconded the motion. Commissioner Percy asked for a roll call vote. Dickinson – nay, Leonard – aye, Deardorff – aye, Grant – aye, Percy – nay, Smith – aye, Stampfli – nay. Motion carried.

St. Luke's Health System – Conditional Use Permit to allow a RV parking space at 1210 NW 16th Street: Commissioner Deardorff made the motion to approve a conditional use permit. Commissioner Grant seconded the motion. Motion carried.

Recommendations:

Carroll Parsons – Variance of front yard setback at 1504 N Pennsylvania Avenue: Item was tabled in order to continue public hearing at next meeting.

Draft Ordinance Amending Title 140, Chapter 7 Regulations for Commercial and Industrial Development; Chapter 15 Regulations for Residential Land Subdivisions; Chapter 5 Regulations for Residential Zones. Commissioner Smith stated he didn't feel decisions should be based on personal preferences in the matter of the sidewalk requirements proposed amendment to change the width from 4' to 5'. Commissioner Deardorff made the motion to send a favorable recommendation to the city council to adopt the proposed amendments. Commissioner Percy seconded the motion. Motion carried.

Impact Area Recommendation:

Conditional Use Permit – Woodgrain Millwork – 1177 N Pennsylvania Avenue: Commissioner Deardorff made the motion to send a favorable recommendation to the city council. Commissioner Dickinson seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 8:36.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary