

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

Guests included Dora Elia Manzo, Jeff Rice, Lorrie Tracy, Nela Hollis, Steve Cockerum, Stephen Goertz, Jerry Campbell, Derek Miles, Lynette McCaslin, Scott Rhinehart, Dwayne Holloway and Rick Watkins.

Commissioner Percy made the motion to approve the June 2, 2014 meeting minutes. Commissioner Heitz 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 was opened at 7:02 p.m.

Dora Elia Manzo – Conditional Use Permit for In-Home Daycare at 615 S. Idaho Avenue:

Dora Elia Manzo testified she has four grandchildren in her care along with two other children at her home.

Commissioner Carlman asked the ages of the children and Ms. Manzo stated nine, eight, five and two. Ms. Manzo testified she provides meals and baths if necessary. Commissioner Carlman asked the hours of care. Ms. Manzo testified she cares for her grandchildren from 7 p.m. to noon daily, and the other two children from 9 a.m. to 6 p.m. alternating two days a week and four days the following week.

Commissioner Percy asked if the yard is fenced and Ms. Manzo stated it was.

Commissioner Carlman asked the number of vehicles involved in picking up and dropping off children. Ms. Manzo stated one other vehicle besides her own.

Nela Hollis (620 S. Idaho Avenue) testified she is across the street and feels Ms. Manzo's property is immaculate and has improved the neighborhood. Ms. Hollis testified there are two or three children in the yard at a time and no noise, testifying the importance of the noise level to her counseling business. Ms. Hollis expressed her appreciation for Ms. Manzo's contribution to the neighborhood.

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

Seven Oaks Development, LLC – Preliminary Plat, Development Agreement, Variances for Syringa Springs Subdivision #2: There was no representative from Seven Oaks Development.

Rice Enterprises LLC – Zone Change and Comprehensive Plan Change from General Commercial to Light Industrial, Development Agreement for 715 NW 16th Street: Jeff Rice (8052 N Pennsylvania Avenue) testified he is requesting a zone and comprehensive plan change for two acres with the desire to construct storage units. Mr. Rice testified the development is

adjacent to his storage facilities to the north and owns the storage unit facility across NW 16th Street. Mr. Rice testified he would like to address the landscaping requirements in the development agreement, stating the ditch right of way borders the east side of the property and landscaping would interfere with the right of way. Mr. Rice testified in the future he may construct commercial offices on the NW 16th Street frontage.

Commissioner Percy asked if there would be landscaping if no commercial offices were constructed. Mr. Rice testified he was willing to comply with the landscape requirements.

Commissioner Heitz asked if development would start in the fall and Mr. Rice testified a fence and covered RV storage would be constructed.

Commissioner Carlman asked about storm water and Mr. Rice testified the development would be engineered along with an additional fire hydrant as requested.

Rick Watkins read into testimony received from Tesoro Logistics NW Pipeline, Idaho Transportation Department, Jerry Campbell, Mason & Stanfield, HDR Inc., and Farmers Co-operative Irrigation Company.

Steve Cockerum (304 NW 9th Street) testified he is the neighbor to the east and has no concerns.

Commissioner Carlman inquired of the recommendation for consolidation of the access points on NW 16th Street. Rick Watkins explained the issue could be included in the development agreement for shared access with any future development of the property to the west.

With no further testimony, the hearing was closed at 7:20 p.m.

Regular Meeting:

Dora Elia Manzo – Conditional Use Permit for In-Home Daycare at 615 S. Idaho Avenue: Commissioner Heitz made the motion to approve a conditional use permit for an in-home daycare at 615 S. Idaho Avenue. Commissioner Dickinson seconded the motion. Motion carried.

Seven Oaks Development, LLC – Preliminary Plat, Development Agreement, Variances for Syringa Springs Subdivision #2: The consensus of the commission was to continue the hearing on August 4, 2014.

Rice Enterprises LLC – Zone Change and Comprehensive Plan Change from General Commercial to Light Industrial, Development Agreement for 715 NW 16th Street: Commissioner Percy expressed she was against a zone change because the property was prime commercial property and would feel better if commercial offices were built first with storage units behind it. **Commissioner Heitz made the motion to send a favorable recommendation to the city council for a zone change and comprehensive plan change from General Commercial to Light Industrial, and a development agreement for 715 NW 16th Street. Commissioner Leonard seconded the motion. Motion passed.**

Impact Area: Transfer of Development Right – Lola Shwartz to LeeRoy & Lorrie Tracy: Commissioner Percy made the motion to send a favorable recommendation to the city council. Commissioner Heitz seconded the motion. Motion passed.

Vice-Chairman Carlman adjourned the meeting at 7:31 p.m.

Barry Carlman, Vice-Chairman

ATTEST:

Beth Earles, Secretary