

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, July 12, 2016 at 7:00 p.m. Commissioners Helen Dickinson, Tracy Leonard, Terry Heitz, Doug Deardorff, Barry Carlman, Carrie Grant, Suzanne Percy, Mike Smith, and Kent Stampfli were present.

Guests included David Thibault, Caroll Parsons, Marvin Collinsworth, LeRoy Atwood, Paula Smith, Pat and Patric Dille, Danny Little and Rick Watkins.

Commissioner Deardorff made the motion to approve the June 14, 2016 meeting minutes. Commissioner Smith seconded the motion. Motion carried.

Public Hearings:

Rick Watkins explained public hearing procedures and asked the commissioners to disclose any conflicts. Commissioner Smith disclosed as a home builder, he had an interest in the approval of the preliminary plat submitted by Pelican Development LLC.

The first hearing began at 7:03 p.m. The hearing was a continuance from June 14, 2016.

Caroll Parsons – Variance of Front Yard Setback at 1504 N Pennsylvania Avenue: Caroll Parsons introduced her builder Marvin Collinsworth, and testified her desire to build a carport and extend the covering over an existing ramp, allowing her to safely get from her car to the house. Ms. Parsons stated she had fallen several times when there is snow. Ms. Parsons testified she has resided in her home for forty years and would like to continue living at home. Ms. Parsons explained the driveway is too short to meet the required setback and is requesting a variance of eighteen feet.

Commissioner Carlman asked how the structure would be constructed and Mr. Collinsworth testified to posts on concrete pillars, trusses in front of the front door and a sloped shed roof on the garage side.

With no further testimony, the hearing was closed at 7:07 p.m.

Rudy Benecke – Variance of Rear Yard Setback at 1871 Walnut Avenue: Rudy Benecke testified he came to Fruitland nine years ago and built a home at 1871 Walnut Avenue. Mr. Benecke stated he had Patio Pleasures from Boise build a sunroof patio cover and did not know the restrictions and no one explained them to him. Mr. Benecke testified they had enjoyed the cover for eight years and hope to enjoy it the remainder of their lives.

Commissioner Deardorff asked if the patio cover was built the same time as the home and Mr. Benecke testified it was built seven months later.

Commissioner Carlman asked if the city building department had been consulted and Mr. Benecke testified he had not consulted the city with the expectation Patio Pleasures would take care of anything required. Commissioner Carlman asked when the fence was built and Mr. Benecke answered it was the same time the house was built.

Commissioner Smith asked if Mr. Benecke had been in contact with Patio Pleasures and Mr. Benecke stated he has tried with no answers from them.

With no further testimony, the hearing was closed at 7:13 p.m.

Pelican Development LLC – Preliminary Plan for Northview Ranch Subdivision No. 4: David Thibault (Twin Falls, Idaho) testified he was with EHM Engineers and representing Pelican Development and LeRoy Atwood. Mr. Thibault testified they were requesting approval of the preliminary plat, allowing them to proceed with development. Mr. Thibault explained this phase will include seventeen lots, a park and pressurized irrigation system.

Commissioner Deardorff asked if the recommendations from the public works supervisor would be heeded in regards to utility easements. Mr. Thibault showed the commission where the irrigation lines would run and easement locations.

Mr. Watkins read written testimony received from the Public Works Supervisor Jerry Campbell, Pharmer Engineering, Idaho Transportation Department, Dale Miller of Highway District #1, Farmers Co-operative Irrigation Company and Tesoro Logistics.

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

Regular Meeting:

Recommendations:

Carroll Parsons – Variance of Front Yard Setback at 1504 N Pennsylvania Avenue: Commissioner Percy stated she felt there were special circumstances in the health and welfare of the applicant. The other commissioner members expressed their support for the proposal.

Commissioner Deardorff made the motion to send a favorable recommendation to the city council for a variance of the front yard setback of 18'. Commissioner Heitz seconded the motion. Motion carried.

Rudy Benecke – Variance of Rear Yard Setback at 1871 Walnut Avenue: Commissioner Carlman stated the patio cover was attached to the house and overhung the fence line. Commissioner Carlman explained if a variance was granted a permanent structure would be allowed.

Commissioner Dickinson expressed there were no special circumstances and if the variance was granted, the home could be extended to the property line.

The commissioners agreed the applicant did not act with ill intent, but were uncomfortable recommending a variance.

Commissioner Deardorff made the motion to send an unfavorable recommendation to the city council due to a variance would allow building to the property line. Commissioner Smith seconded the motion. Motion carried.

Pelican Development LLC – Preliminary Plat for Northview Ranch Subdivision No. 4:  
Commissioner Deardorff made the motion to send a favorable recommendation to the city council to approve the preliminary plat. Commissioner Grant seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 7:28 p.m.

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Barry Carlman, Chairman

ATTEST:

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Beth Earles, Secretary