

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, April 14, 2020 at 7:00 p.m. Commissioners present were Cathy Yasuda via telephone, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCroo and Mike Smith. Commissioners Carrie Grant and Lindsey Judson were absent.

Guests included Kara Durant, Gary Lincoln, Jacob and Marcee Rynearson, Mark Wettstein, Danny Little, and Rick Watkins.

Commissioner Smith made the motion to approve the March 10, 2020 meeting minutes. Commissioner Dickinson seconded the motion. Motion carried.

Public Hearings:

Opening the hearing at 7:01 p.m., Rick Watkins explained the public hearing procedures and asked the commissioners to disclose any conflicts. No conflicts were declared.

Fast Track Auto Sales - Conditional Use Permit to Conduct Motor Vehicle Sales at 1500 N. Whitley Drive: Kara Durant (2505 Alder Drive) testified Fast Track Auto Sales at 1350 N. Whitley Drive has grown and wishes to expand their operation to 1500 N. Whitley Drive. They will display up to eighty vehicles as well as utilize the office and service bay. Hours of operation are 9-6 Monday - Friday, and 9-4 on Saturday. Vehicles awaiting service are stored at 1350 N. Whitley Drive. With no further testimony, the hearing was closed at 7:07 p.m.

Mark Wettstein - Annexation, Comprehensive Plan Amendment from Light Industrial to Multi-Family Residential, Zone Designation of Multi-Family Residential for Property in the North 100 Block of NW 4th Street: Mark Wettstein (3680 Alameda Drive, Ontario) testified he desires to annex with a zoning designation of Multi-Family Residential for potential development of the property. Mr. Wettstein is aware development may include additional infrastructure improvements.

Written testimony from Highway District No. 1, Public Works Supervisor, Farmers Co-operative Irrigation Company, Mason & Associates, and T-O Engineers was noted. With no further testimony, the hearing was closed at 7:13 p.m.

Proposed Code Amendment of 10-9-11: Treatment of Lot Line Adjustments: Rick Watkins explained the need to update the code and process for lot line adjustments due to the increase in requests. With no further testimony given, the hearing was closed at 7:15 p.m.

Regular Meeting

Decision:

Fast Track Auto Sales - Conditional Use Permit to Conduct Motor Vehicle Sales at 1500 N. Whitley Drive: Commissioner Heitz made the motion to approve a conditional use permit as proposed with stipulations that the current landscaping is retained, and a limit of eighty vehicles on display. Commissioner Ashley seconded the motion. Motion carried.

Recommendations:

Mark Wettstein - Annexation, Comprehensive Plan Amendment from Light Industrial to Multi-Family Residential, Zone Designation of Multi-Family Residential for Property in the North 100 Block of NW 4th Street: Commissioner Heitz made the motion to send a favorable

recommendation to the city council for the annexation, comprehensive plan change and zone designation as presented. Commissioner DeCroo seconded the motion. Motion carried.

Proposed Code Amendment of 10-9-11: Treatment of Lot Line Adjustments: Commissioner Smith made the motion to send a favorable recommendation to the city council as presented. Commissioner Ashley seconded the motion. Motion carried.

Apex Land Group, LLC - Final Plat of Zellers Crossing Subdivision #2: Commissioner Mike Smith declared a conflict and would refrain from any discussion. Commissioner Dickinson made the motion to send a favorable recommendation to the city council for approval of the final plat of Zellers Crossing Subdivision #2 as presented. Commissioner DeCroo seconded the motion. Motion carried.

Impact Area Recommendation:

Chris Sarchiapone - Preliminary Plat for Auto Drive Subdivision, Variance of the Test Well, Curb, Gutter and Sidewalk Requirements: Commissioner Smith made the motion to send an unfavorable recommendation to the city council as presented with consideration given to the city standards of development and issues noted in a letter submitted by the Fruitland Planning and Zoning Administrator dated April 14, 2020. Commissioner Heitz seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 7:34 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary