

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall at 7:00 p.m. on Tuesday, May 14, 2019. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Doug Deardorff, Mike Smith, Carrie Grant, and Suzanne Pearcy.

Guests included Jeff Presher, Ms. Matsubu, Bob Goodwin, Reece Hrizuk, Jason Eiguren, Norm J. Collinsworth, LaVaughan Beck, James Smith, Dave Haidle, Ron Haidle, Brian Howell, Danny Little, and Rick Watkins.

Commissioner Deardorff made the motion to approve the April 9, 2019 minutes. Commissioner Smith seconded the motion. Motion carried.

Public Hearings:

Opening the first hearing at 7:00 p.m., Rick Watkins explained the public hearing procedures and asked the commissioners to disclose any conflicts. No conflicts were declared.

City of Fruitland - Annexation, Zone Designation of Heavy Industrial for Portion of Land at 600 NW 21<sup>st</sup> Street: Rick Watkins explained Dickinson Frozen Foods worked with Farmers Irrigation Company in 1991 to move a curve in the Farmers Canal in order to increase their rear yard. This resulted in a portion of the property to remain in the county. Dickinson Frozen Foods has agreed to the annexation of this portion. Written testimony was received from Public Works Supervisor Jerry Campbell, Highway District #1, Idaho Transportation Department, and T-O Engineer William Russell. With no further testimony, the hearing closed at 7:05 p.m.

Plum Coulee Farm, LLC - Annexation, Comprehensive Plan Change from Neighborhood Commercial to General Commercial, Zone Designation of General Commercial for Two Parcels Northwest and Southeast of NW 11<sup>th</sup> Street: Reece Hrizuk (224 SW 3<sup>rd</sup> Street), the attorney representing Plum Coulee Farm, LLC requested annexation, a comprehensive plan change and zoning designation for two parcels of land consisting of approximately 19.5 acres. Mr. Hrizuk testified there is no proposed development at this time and annexation would allow for the availability of utility services to a future developer. Written testimony was received from T-O Engineer William Russell, Farmers Co-operative Irrigation Company, Public Works Supervisor Jerry Campbell, Engineer William Mason of Mason & Associates, and Idaho Transportation Department. With no further testimony, the hearing closed at 7:08 p.m.

EM LLC - Annexation, Comprehensive Plan Change from Light Industrial to Multi-Family Residential, Zone Designation of Multi-Family Residential for Parcel in North 400 Block of NW 9<sup>th</sup> Street: Jason Eiguren (7229 Elmore Road) representing EM LLC requested annexation, comprehensive plan change and zone designation for 3.2 acres off NW 9<sup>th</sup> Street. Mr. Eiguren verified the acreage discrepancies with the property description and the application would be addressed. Written testimony was received from Andeavor, Engineer William Mason of Mason & Associates, Public Works Supervisor Jerry Campbell, T- O Engineer William Russell, and T- O Engineer Carl Hipwell. With no further testimony, the hearing closed at 7:14 p.m.

RCG/R2B LLC - Development Agreement Amendments for White Pine Country Acres Subdivision: Bob Goodwin (3885 Vista Ridge Lane, New Plymouth), partner in the RCG/G2B

LLC corporation requested amendments to the 2007 development agreement due to changes that have occurred since that time. Mr. Goodwin explained the city has added a sewer lift station, the dead end at the west end of Brown Bear Way has been changed to a buildable lot, two older homes and horse pasture have been removed from the subdivision. Mr. Goodwin requested the development agreement be amended to reflect thirty-five building lots rather than thirty-six building lots; to allow three early building permits with no occupancy until subdivision improvements have been completed; to remove the word “white” in relation to the vinyl fence requirement to allow for options; removal of the berm requirement in the common lot at the subdivision entrance to be replaced with landscaping; and removal of items in Exhibit B that are no longer relevant.

With no further testimony, the hearing closed at 7:24 p.m.

### Regular Meeting

#### Recommendations:

City of Fruitland - Annexation, Zone Designation of Heavy Industrial for Portion of Land at 600 NW 21<sup>st</sup> Street: Commissioner Smith made the motion to send a favorable recommendation to the city council for the annexation and zone designation as proposed. Commissioner Ashley seconded the motion. Motion carried.

Plum Coulee Farm, LLC - Annexation, Comprehensive Plan Change from Neighborhood Commercial to General Commercial, Zone Designation of General Commercial for Two Parcels Northwest and Southeast of NW 11<sup>th</sup> Street: Commissioner Deardorff made the motion to send a favorable recommendation to the city council for annexation, comprehensive plan change and zone designation as proposed. Commissioner Smith seconded the motion. Motion carried.

EM LLC - Annexation, Comprehensive Plan Change from Light Industrial to Multi-Family Residential, Zone Designation of Multi-Family Residential for Parcel in North 400 Block of NW 9<sup>th</sup> Street: Commissioner Deardorff made the motion to send a favorable recommendation to the city council for annexation, comprehensive plan change and zone designation as proposed. Commissioner Dickinson seconded the motion. Motion carried.

RCG/R2B LLC - Development Agreement Amendments for White Pine County Acres Subdivision: Commissioner Grant made the motion to send a favorable recommendation to the city council for the amendments requested with the exception of allowing building permits before completion of subdivision improvements. Commissioner Heitz seconded the motion. Motion carried.

#### Impact Area Recommendation:

Casey L. Curtis - Conditional Use Permit for Recreational Vehicle & Boat Storage at Corner of Hwy. 95 & Spruce Drive: Rick Watkins explained the property is surrounded by the city and the development would not meet the city's development standards. Mr. Curtis has consented to annexation. Commissioner Percy made the motion to send an unfavorable recommendation to the city council. Commissioner Smith seconded the motion. Motion carried.

Voting Procedures: Rick Watkins relayed a discussion with the city attorney in regards to whether a motion requires a second.

Chairman Carlman adjourned the meeting at 7:45 p.m.

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Barry Carlman, Chairman

ATTEST:

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Beth Earles, Secretary