

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall at 7:00 p.m. on Tuesday, June 11, 2019. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Doug Deardorff, Carrie Grant, and Suzanne Percy. Commissioners Cathy Yasuda, Barry Carlman and Mike Smith were absent.

Guests included Casey and Heather Curtis, Jim Smith, Michelle Upton, Patricia Deleon, Caleb Kenyon, Pat Dille, John Armstrong, Robert and Merri Haskins, Virginia Raymond, Dan Fleisher, Wanda Cook, Ken Schappert, Shannon Luoma, Brian Howell, Danny Little, and Rick Watkins.

Commissioner Deardorff made the motion to approve the May 14, 2019 minutes. Commissioner Ashley 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.

Michelle Upton - Conditional Use Permit to Operate a Daycare Center at 704 NW 9th Street: Michelle Upton testified her business continues to grow and it is her desire to relocate her nursery for infants and one-year-old toddlers. The building is larger than her current nursery and the infants will not be outdoors due to safety reasons and the short time they spend each day in childcare. Ms. Upton testified she averages an enrollment of twelve infants under the care of two or three staff members. Operating hours are 6:30 a.m. - 6:30 p.m., Monday through Friday. A shared parking agreement was included in the lease of the building.

Virginia Raymond (845 Ayers Avenue) testified she is concerned the location is too small and unsafe due to the development of adjoining properties. She is concerned with the potential increase in traffic and insufficient parking for those attending the neighboring gym and juice shop. Ms. Raymond opposed the request due to safety concerns.

Wanda Cook (4416 Bellows Drive, Ontario, Oregon) testified she attends the neighboring gym and is also concerned with the size of the building for the number of kids and insufficient parking. Ms. Cook opposed the request due to safety concerns.

Jim Smith (2385 NE 16th Street) testified he owns the building and felt it was suitable for the proposed daycare center. The site is 1200 sq. ft. with four parking spaces north of the building for parents and a shared parking agreement with the development to the east for employee parking. Mr. Smith explained the owners of Jolts and Juice have agreed to share the parking to the west.

With no further testimony, the hearing was closed at 7:15 p.m.

City of Fruitland - Annexation, Comprehensive Plan Change from Commercial to Light Industrial, Zone Designation of Light Industrial for 4.27 acres NW of Spruce Drive and Hwy. 95 Intersection: Rick Watkins explained Casey and Heather Curtis own the subject property and had applied to the County Planning and Zoning for a conditional use permit to allow rv and boat storage. The city council discussed the issue and the mayor asked Mr. and Mrs. Curtis for

consent to annex the property into the city. With their consent, the city is proposing annexation into the city with the comprehensive plan and zone designation to reflect Light Industrial.

Mr. Watkins stated written testimony was received from Idaho Transportation Department, Farmers Co-operative Irrigation Company, Will Mason of Mason & Associates, T-O Engineer William Russell, Highway District No. 1, Andeavor, and Public Works Supervisor Jerry Campbell.

Pat Dille (2635 Dogwood Avenue) testified he was representing the Homeowner Associations of the Northview Ranch and Northview Village Subdivisions. The proposed property abuts the Northview Ranch, Northview Village, and Applewood Subdivisions. The homeowners are concerned with noise, increase in traffic, and aesthetics of the proposed use. Would like to see landscaping and standards that are complementary to the subdivisions.

Heather Curtis (Ontario, Oregon) testified the property has been in the family for nearly thirty years and came into their possession five years ago. They desire to annex into the city due to the criteria required for development and want to establish a nice outfit. There is a need in the area for rv and boat storage and it will fill a need for homeowners in the adjoining subdivisions who are not allowed to store their rv or boat on the street or in the front of their properties.

With no further testimony, the hearing closed at 7:27 p.m.

Regular Meeting

Decision:

Michelle Upton - Conditional Use Permit to Operate a Daycare Center at 704 NW 9th Street: Commissioner Deardorff made the motion to send a favorable recommendation to the city council for a conditional use permit to operate a daycare center at 704 NW 9th Street. Commissioner Ashley seconded the motion. Motion carried.

Recommendations:

City of Fruitland - Annexation, Comprehensive Plan Change from Commercial to Light Industrial, Zone Designation of Light Industrial for Property NW of Spruce Drive and Hwy. 95: Commissioner Deardorff made the motion to send a favorable recommendation to the city council for annexation, comprehensive plan amendment from Commercial to Light Industrial, Zone Designation of Light Industrial for property northwest of the Spruce Drive and Hwy. 95 intersection. Commissioner Grant seconded the motion. Motion carried.

Shannon Luoma - Final Plat of Rivers Edge Subdivision: Commissioner Deardorff made the motion to send a favorable recommendation to the city council for approval of the final plat of Rivers Edge Subdivision. Commissioner Ashley seconded the motion. Motion carried.

Impact Area Recommendations:

Transfer of Development Right From 5450 Elmore Road to 8077 Estates Boulevard: Commissioner Deardorff made the motion to send a favorable recommendation to the city

council for approval of the transfer of development right as proposed. Commissioner Ashley seconded the motion. Motion carried.

Knife River Corporation - Conditional Use Permit for Concrete Batch Plant & Associated Improvements on AgriService Lane: Commissioner Percy made the motion to send a favorable recommendation to the city council with the stipulation city development standards be applied. Commissioner Deardorff seconded the motion. Motion carried.

Vice-Chairman Heitz adjourned the meeting at 7:34 p.m.

Terry Heitz, Vice-Chairman

ATTEST:

Beth Earles, Secretary