

A special meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Wednesday, October 17, 2018 at 5:00 p.m.. Commission members present were Helen Dickinson, Terry Heitz, Barry Carlman, Doug Deardorff, Mike Smith and Suzanne Percy. Commissioners Cathy Yasuda, Jim Ashley and Carrie Grant were absent.

Guests included David Eastman, Dawna Jackson, Bill Jacobs, Heidi Garza, Emily Robertson, Brian Howell and Rick Watkins.

Commissioner Smith made the motion to approve the September 11, 2018 minutes. Commissioner Dickinson seconded the motion. Motion carried.

Public hearings were held Tuesday, October 9, 2018. The commission did not have a quorum to conduct business. The commission had the opportunity to listen to the recorded testimony given at the public hearings.

*Decision:*

Heidi Garza - Conditional Use Permit for Daycare Facility at 2824 Dogwood Avenue: Commissioner Smith made the motion to approve the proposed conditional use permit for a daycare facility at 2824 Dogwood Avenue. Commissioner Heitz seconded the motion. Motion carried.

*Recommendations:*

Woodgrain Millwork - Amendment to Development Agreement for Additional Employee Parking Requirement at 300 NW 16<sup>th</sup> Street: Commissioner Smith made the motion to send a favorable recommendation to city council for the proposed amendment of deleting Item 4 in the development agreement. Commissioner Dickinson seconded the motion. Motion carried.

George & Dawna Jackson Living Trust - Variance of Rear Yard Setback at 1485 Tamarack Street: Commissioner Percy made the motion to send an unfavorable recommendation to the city council for a proposed variance request of the rear yard setback to allow an existing shed. Commissioner Smith seconded the motion. Motion carried.

James Prather - Annexation and Zone Designation of Light Industrial for Two Parcels on N. Whitley Drive, North of NW 9<sup>th</sup> Street: Commissioner Percy made the motion to send a favorable recommendation to the city council for the proposed annexation and zone designation of Light Industrial. Commissioner Smith seconded the motion. Motion carried.

EVI Fruitland LLC - Zone Change from Neighborhood Commercial to Multi-Family Residential for Lots 1-3 and 11-13 in Block 1 of Valencia Subdivision; Variance of Required Parking Spaces for Portions of Spring Creek Subdivision and Valencia Subdivision; Preliminary Plat of Springcreek Estates No. 2 Subdivision: Commissioner Deardorff made the motion to send a favorable recommendation to the city council for the proposals submitted by EVI Fruitland LLC listed as Items 4, 5 and 6 on the agenda. Commissioner Percy seconded the motion. Motion carried.

Pelican Development LLC - Final Plat of Northview Village No. 1 Subdivision: Commissioner Percy made the motion to send a favorable recommendation to the city council for the proposed final plat of Northview Village No. 1. Commissioner Deardorff seconded the motion. Motion carried.

*Impact Area Recommendations:*

Steven K. Shake - Comprehensive Plan Change from Agricultural to Commercial Near the Intersection of Hwy. 95 and Hwy. 30: Commissioner Smith made the motion to send a favorable recommendation to the city council with the property development to follow the city of Fruitland's design standards as per the Impact Area Agreement. Commissioner Dickinson seconded the motion. Motion carried.

Donna Batt - Conditional Use Permit for In Home Business at 7763 Elmore Road: Commissioner Percy made the motion to send a favorable recommendation to the city council for the proposed conditional use permit. Commissioner Heitz seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 5:37 p.m.

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Barry Carlman, Chairman

ATTEST:

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Beth Earles, Secretary