

October 15, 2019

A regular meeting of the Fruitland City Council was held at Fruitland City Hall on the above date at 7:00 P.M.

PRESENT: Brian Howell, Jeff Carpenter, Ed Pierson, Kari Peterson, Stuart Grimes (arrived at 7:43 P.M.).

ABSENT: None.

STAFF PRESENT: Carl Hipwell, JD Huff, Michelle Giokas, Jerry Campbell, Danny Little, Stephanie Bonney, Samantha Herrera, Suzanne Percy.

OTHERS PRESENT: Amber Miller, Mike Smith, Craig Smith, Tami Decroo, Steve Lambert, Lorrie Tracy, Leah Souders, Betty Gentry, Ernest Gentry, Dennis Holmes.

Mayor Howell called the meeting to order and roll was taken.

Councilor Pierson moved to approve the September 23, 2019 minutes. Seconded by Councilor Peterson. Motion carried.

A public hearing was opened at 7:01 P.M. for the purpose of receiving testimony regarding a request by Tony Hathhorn for a variance to allow a one foot rear yard Setback at 203 N. Kansas Avenue for an accessory structure.

Tony Hathhorn submitted a written request to continue the hearing for October 28, 2019.

Zoning Administrator, Rick Watkins explained the applicant has received a Conditional Use Permit for the non-conforming height of the structure. Mr. Watkins explained the applicant is out of town and has requested to reschedule the hearing unless the Council felt they had enough information to make a decision.

No further testimony was given and the hearing was closed at 7:05 P.M.

A public hearing was opened at 7:05 P.M. for the purpose of receiving testimony regarding a request by Lorrie Tracy & Leah Souders for a variance to allow zero side yard setback north and south of the proposed common side lot line at 1203 N. Oregon Avenue.

Lorrie Tracy, 8144 Estates Blvd., Fruitland - explained the home was originally built as a Single-Family Residential home. The previous owners purchased more land and added a second residential unit on the property. Lorrie presented photos of the homes and surrounding properties. Mrs. Tracy explained these are two separate and independent homes connected by a garage and a walkway. The property has been rezoned to Multi-Family Residential. Mrs. Tracy is asking for a variance thru the garage to allow zero side yard setback north and south of the proposed common side lot line. The fence in the back yard has been moved to the lot line and a wall will be built in the existing walkway that connects the two homes.

No further testimony was given and the hearing was closed at 7:10 P.M.

A public hearing was opened at 7:10 P.M. for the purpose of receiving testimony regarding a request by Ernest Gentry Sr. for a one and one-half foot east side yard setback variance at 705 NW 3rd Drive.

Zoning Administrator, Rick Watkins explained this structure has been in place for nearly 20 years and the applicant has received approval for a Conditional Use Permit for the non-conforming height of the structure.

Betty Gentry, 705 NW 3rd Drive, stood to answer questions.

No further testimony was given and the hearing was closed at 7:12 P.M.

A public hearing was opened at 7:12 P.M. for the purpose of receiving testimony regarding a request by APEX Land Group for annexation, zone designation of Single Family Residential for three parcels in the south 100-700 blocks of E. 1st Street and for approval of the preliminary plat for Zeller's Crossing Subdivision.

Mike Smith, 500 Syringa Falls Court, representing APEX Land Group explained this development consists of 37 acres and will have a total of 105 buildable lots, 11 common area lots and will be completed in four phases. Construction is scheduled to begin in June, 2020. Mr. Smith explained some of the design challenges this subdivision faced with having to design around an irrigation line and a natural gas line, leaving a few lots that did not meet the frontage requirements. Mr. Smith explained all the lots exceed city code requirements with the exception of those few lots. A perimeter fence will be installed before construction. A traffic study was completed. Mr. Smith explained they have met the engineer's recommendation except for the 75' frontage requirement on a few lots.

No further testimony was given and the hearing was closed at 7:20 P.M.

Steve Lambert, Principal of Treasure Valley Classical Academy, requested a temporary road closure of S. Kansas Avenue between SW 3rd Street and SW 4th Street on Friday, November 1, 2019 from 9:00am- 10:30am for the purpose of a special school function. During this time, Fruitland Fire Department and trucks will be visiting the school for a familiarization visit. In order for students to safely observe the fire trucks and associated equipment, Mr. Lamberts feels it would be better for the street to be temporarily blocked from through traffic. Councilor Pierson moved to approve the road closure request. Seconded by Councilor Peterson. Motion carried.

Dennis Holmes, representing The Insurance Group, presented a policy review of the 2019-2020 Idaho Counties Risk Management Program (ICRMP) to the Council.

Councilor Pierson moved to approve the request for a variance to allow a one foot rear yard setback at 203 N. Kansas Avenue. Seconded by Councilor Carpenter. Motion carried.

Councilor Pierson moved to approve the request for a variance to allow a zero side yard setback north and south of the proposed common side lot line at 1203 N. Oregon Avenue. Seconded by Councilor Peterson. Motion carried.

Councilor Pierson moved to approve the request for a one and one-half foot variance of the east side yard setback at 705 NW 3rd Drive. Seconded by Councilor Peterson. Motion carried.

Councilor Peterson moved to approve the request for annexation, zone designation of Single-Family Residential for three parcels in the south 100-700 blocks of E. 1st Street and approval of the Preliminary Plat for Zellers Crossing Subdivision. Seconded by Councilor Pierson. Motion carried.

The Council reviewed a contract between CG Enterprises LLC and the City of Fruitland to allow CG Enterprises LLC to use James A. Birdsall and Shawn Charters as subcontractors to do all the work and provide all the materials, tools, and supervision necessary for the application of a Community Development Block Grant to extend NW 7th Street. Councilor Pierson moved to accept the contract. Seconded by Councilor Carpenter. Roll call vote: Grimes, aye. Pierson, aye. Carpenter, aye. Peterson, aye. Motion carried.

The Council reviewed an E. 1st Street Lift Station Project- Sewer Hookup Fee Proposal submitted by City Treasurer, Rick Watkins. Rick explained the E. 1st Street Lift Station Project is now completed with a total cost for completion of \$359,476.00, not including engineering cost. The total sewer hookup fee was factored with 739 Equivalent Residential Units (ERU's) = \$486.44 per sewer hookup. The Council agreed to have Water/Sewer Engineer, Carl Hipwell get the total cost for engineering and an updated ERU total.

Councilman Grimes arrived at 7:43 P.M.

The Transportation Engineer Report was reviewed. Councilor Peterson moved to approve the report. Seconded by Councilor Pierson. Motion carried.

The Water/Sewer Engineer Report was presented by Water/Sewer Engineer Hipwell. Councilor Grimes moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The September 2019 Police Department Activity Report was presented by Chief Huff. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The September 2019 Fire Department Activity Report was presented by Chief Campbell. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The September 2019 Public Works Department Activity Report was presented by Public Works Supervisor, Jerry Campbell. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The Council reviewed a memo from Public Works Supervisor, Jerry Campbell regarding the White Pine Country Acres Subdivision. A walk thru inspection on the remaining punch list items was completed and Jerry recommends the City Council accept the subdivision and begin the one year warranty period. Councilor Peterson moved to accept the White Pine Country Acres

Subdivision and to begin the one year warranty period. Seconded by Councilor Grimes. Motion carried.

The September 2019 Building Department Activity Report was presented by Building Official, Danny Little. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The Council reviewed a request from Jason Eiguren for a building permit extension of Building Permit No. COM2019-00001-600 for the property located at 650 NW 9th Street for a multi-family complex. Councilor Pierson moved to approve the building permit extension for an additional six months or until the adoption of the new 2018 building codes. Seconded by Councilor Peterson. Motion carried.

The September 2019 Ambulance Department Activity Report was presented by Ambulance Director, Michelle Giokas. Councilor Carpenter moved to approve the report. Seconded by Councilor Peterson. Motion carried.

The Council reviewed a memo from Deputy City Clerk/Treasurer, Suzanne Percy regarding the Computer Fund, Caselle Module-line item. Suzanne explained the proposal presented at the budget workshop to purchase two Caselle modules was under budgeted by \$1,300.00. Suzanne requested to pay the additional \$1,300.00 out of the Computer Fund, Software-line item. Councilor Pierson moved to approve the expenditure amount. Seconded by Councilor Grimes. Motion carried.

The September 2019 Bills were reviewed by the Council. Councilor Grimes moved to approve the bills. Seconded by Councilor Carpenter. Motion carried.

Councilor Pierson moved to enter into executive session pursuant to Idaho Code section 74-206(1)(b)-Personnel. Seconded by Councilor Grimes. Roll call vote: Grimes, aye. Pierson, aye. Carpenter, aye. Peterson, aye. Motion carried at 8:16 P.M.

Regular session was resumed at 9:29 P.M.

Councilor Peterson moved to adjourn. Seconded by Councilor Pierson. Motion carried at 9:30 P.M.

Brian Howell, Mayor

ATTEST:

Rick S. Watkins, City Clerk