

January 14, 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.

ABSENT: None.

STAFF PRESENT: JD Huff, Jerry Campbell, Danny Little, Michelle Giokas, Suzanne Percy.

OTHERS PRESENT: Jerry Haines, Carman Perez, Tim Davis.

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

Councilor Grimes moved to approve the December 17, 2018 minutes. Seconded by Councilor Carpenter. Motion carried.

The January 2019 Fruitland Planning & Zoning Commission Report was presented by Zoning Administrator, Rick Watkins. Councilor Pierson moved to approve the report. Seconded by Councilor Peterson. Motion carried.

The Council reviewed a request from Payette County for an impact area recommendation regarding an application for a Transfer of Development Right for property owned by Anthony Bushong located on S. Whitey Drive. Councilor Grimes moved to send a favorable recommendation to Payette County with the request they follow Fruitland City Development Standards. Seconded by Councilor Carpenter. Motion carried.

A public hearing was opened at 7:03 P.M. for the purpose of receiving testimony regarding a request by Rywest Homes for a Comprehensive Plan amendment and rezone from General Commercial to Multi-Family Residential; and amendments to the Development Agreement as it relates to properties located at 2185 N. Whitley Drive, 2171 N. Whitley Drive, 2145 N. Whitley Drive, 2159 N. Whitley Drive, and 2131 N. Whitley Drive.

Tim Davis of Rywest Homes explained he is requesting a zone change and Comprehensive Plan change from General Commercial to Multi-Family Residential for the back lots of the Creekside Professional Plaza Subdivision. Mr. Davis stated he would like to construct seven residential 4-plex units. The Multi-Family complexes would be accessed by NW 21st Street. Mr. Davis stated Multi-Family Residential was the best use of the property and would create a good buffer between the single family residential subdivision and the commercial traffic along US-95.

Written testimony was received from Michael Moscrip; City Water & Sewer Engineer, Carl Hipwell; Peggy Murphy of Farmers Cooperative Irrigation Company; Public Works Supervisor, Jerry Campbell; City Transportation Engineer, William Russell; Midge Kline of Andeavor; and Idaho Transportation Department.

The Council reviewed the current Development Agreement - Instrument No. 322281 and the following changes were made:

- Remove J&A Real Estate, LTD. LLC from entire document;

- Page 1-Leave in the strike-through portion as the existing subdivision does have those components in it;
- Page 2- Item #2-Leave in the strike-through portion as the existing subdivision does have those components in it. Should have (4) building lots for Multi-Family Residential;
- Page 2- Item #3-Leave in the strike-through portions as the existing subdivision does have those components in it. The Multi-Family Residential lots should have 15,000 SF minimums rather than 9,000 SF to comply with the MFR minimum land per living unit of 3,750 SF;
- Page 4-Item #14- Change the developer to Rywest Homes, 125 Beech Street Fruitland, ID 83619;
- Exhibit "A"- is the legal description for each zone. This will be modified upon approval of rezone and lot line adjustments;
- Exhibit "B"- Shall meet requirements as stated in the City of Fruitland Development standards as it relates to Multi-Family Residential zones;
- Exhibit "B"- Item #11- Fencing should be completed prior to any building permits being issued in order to reduce impacts on existing homes in the vicinity.
- Exhibit "B"- Item #12 - Should remain in Development Agreement;
- Exhibit "B"- Item #14 - Leave in as the existing subdivision does have that component in it.

No further testimony was given and the hearing was closed at 7:47 P.M.

Councilor Pierson moved to approve the request for a Comprehensive Plan amendment from General Commercial to Multi Family Residential, rezone from General Commercial to Multi Family Residential and Development Agreement amendments as discussed. Seconded by Councilor Grimes. Motion carried.

The Transportation Engineer Report was reviewed. Councilor Pierson moved to approve the report. Seconded by Councilor Carpenter. Motion carried. PWS Campbell mentioned NW 16th Street would be closed during the railroad crossing construction for a couple of weeks in April. Mayor Howell requested notification be disseminated to the public, school transportation, and Woodgrain Millwork once the timeframe for closure is confirmed.

The December 2018 Police Department Activity Report was presented by Chief Huff. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The December 2018 Fire Department Activity Report was presented by Chief Campbell. Councilor Pierson moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The 2018 Annual Fire Department Activity Report was presented by Chief Campbell. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The December 2018 Public Works Department Activity Report was presented by Public Works Supervisor, Jerry Campbell. Councilor Pierson moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The Council reviewed a memo from Public Works Supervisor, Jerry Campbell explaining a final walkthrough inspection has been completed for Syringa Springs Subdivision III. Jerry recommends the City of Fruitland accept the Syringa Springs Subdivision III and begin the one year warranty period. Councilor Grimes moved to accept Syringa Springs Subdivision III and begin the one year warranty period. Seconded by Councilor Pierson. Motion carried.

The Council reviewed a memo from Public Works Supervisor, Jerry Campbell explaining a final walkthrough inspection has been completed for Bishop Ranch No. 4 Subdivision. Jerry recommends the City of Fruitland accept the Bishop Ranch No. 4 Subdivision and begin the one year warranty period. Councilor Grimes moved to accept Bishop Ranch No. 4 Subdivision and begin the one year warranty period. Seconded by Councilor Carpenter. Motion carried.

The December 2018 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 2018 Annual Building Department Activity Report was presented by Building Official, Danny Little. Danny explained the City of Fruitland issued building permits for 45 new homes, 8 new manufactured homes, and 6 new commercial buildings. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The December 2018 Ambulance Department Activity Report was presented by Ambulance Director, Michelle Giokas. Councilor Pierson moved to approve the report. Seconded by Councilor Peterson. Motion carried.

The Council reviewed the December 2018 Parks & Trails Committees Activity Report.

Mayor Howell appointed Doug Deardorff to a 4 year term as a member of the Fruitland Planning & Zoning Commission. Councilor Grimes moved to approve the appointment. Seconded by Councilor Carpenter. Motion carried.

The December 2018 bills were reviewed by the Council. Councilor Pierson moved to approve the bills. Seconded by Councilor Carpenter. Motion carried.

Councilor Carpenter moved to adjourn. Seconded by Councilor Peterson. Motion carried at 8:24 P.M.

ATTEST:

Brian Howell, Mayor

Rick S. Watkins, City Clerk