

September 13, 2021

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, Thomas Limbaugh, Jeff Carpenter, Kari Peterson, Ed Pierson.

ABSENT: None.

STAFF PRESENT: Stephanie Bonney, Bill Russell, Stuart Grimes, Jesse Wetzel, JD Huff, Jerry Campbell, Rick Funk, Danny Little, Samantha Herrera.

OTHERS PRESENT: Dawn Walker, Dean Leas, Scott Giglin, David Johnson, Barbara Martien, Derrick Helderman, Julia Bishop, Ken Bishop, Ray Winegar, Vicki Winegar, Samuel Reading, Gilbert Benshoof, Sharon Stuck, Lary Stuck, Shianne Stuck, Graham Kearns, Jill Hair, Brian Hair, Shawn Rudkin, Mindy Rudkin, Sandra Ford, Darrel Patzer, Natalie Jaramillo, Tony Wilcox, Catalina Wilcox, Katrina Peck, Glen Peck, Marci Benshoof, Rich Wood, Bev Wood, Mike Howard, Vicki Howard, Jeff Presher, Francine Matsubu, Rick Lemaster, Mary Lemaster, Marilyn Ohler, Gary Hickerson, Kelli Hickerson, Shennel McGaughey, Bryan McGaughey, Michael Opper, Donna Opper, Nola Benedict, William Pimental, Leatha Pimentel, Daniel Gleich, Jeanette Gleich, Karen Madura, Tim Madura, Mary Jean Schuller, Keith Schuller, Michael Moscrip, Sara Moscrip, Jack Moscrip, Clinton Marshall, Annie Marshall, Lynne Henry, Jason Buttram, Jack Davis, Mike Riley, Donna Riley, Adam Owens, Melissa Brunner, Vern Hancock, Deanna Hancock.

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

Councilor Pierson moved to approve the August 23, 2021 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 Derrick Helderman for annexation, zone designation of Single Family Residential, and Development Agreement for 1350 NW 24th Street.

Derrick Helderman, 1350 NW 24th Street stated he is asking for approval of his request for annexation, zone designation of Single Family Residential, and Development Agreement for 1350 NW 24th Street. Stating he would like to annex into city limits to be able to connect to city utilities as his drain field is not located on his property and connecting to the city would be the best option.

Written testimony was received from Midge Kline of Marathon Pipe line, Brenda Marshall of Williams Northwest Pipeline, William Russel of T-O Engineers, and William Mason of Mason & Associates.

No further testimony was given and the hearing was closed at 7:04 P.M.

A public hearing was opened at 7:04 P.M. for the purpose of receiving testimony regarding a request by Grizzly Leasing, LLC for annexation, comprehensive plan amendment from Single Family Residential to Multi-Family Residential, zone designation of Multi-Family Residential, and Development Agreement for property in the north 2110 Block of E. 1st Street.

Michael Moscrip, 2056 Spring Creek Drive, owner of Grizzly Leasing, LLC testified he is asking the City Council to agree to the request for annexation, comprehensive plan amendment from Single Family Residential to Multi-Family Residential, zone designation of Multi-Family Residential, and Development Agreement for property in the north 2110 Block of E. 1st Street. Mr. Moscrip plans to build 40 living units on five (5) acres of land with the intent to construct four (4) single-story family homes and four (4) two-story family homes along with five (5) eight plex buildings. His hope is to fulfill the need in the community for rentals, stating that over the last five years he has managed 15 rentals in and around Fruitland and has been inundated with rental requests due to the high cost to purchase a home. Michael feels this proposal will help fulfill the need for affordable housing options for the younger community, working class families and elderly that are looking for rentals in the Fruitland area. The eight proposed single family homes will alternate between one and two-story homes. There will be grass area around every home, large grass areas around the entire exterior of the complex including a walking path and two designated parks with one being a dog park. The complex is scheduled to be built in the course of six years in three phases with infrastructure and single family homes to be completed in Phase 1, Phase 2 would include two apartment structures, and Phase 3 would include the three remaining apartment structures. Michael further explained that Fruitland is where he has chosen to set his roots and raise his family. He sees the need for affordable housing in the area and wants to provide a place where people would be proud to live. He feels E. 1st Street can support the additional traffic.

Testimony in opposition of the requests were presented by: Keith Schuller, (2163 E. 1st Street), Michael Opper, (223 Grizzly Drive), Sharron Stuck, (2100 E. 1st Street), Barbara Martien, (342 Grizzly Drive), Larry Stuck, (2100 E. 1st Street), Jill Hair, (366 Cub Drive), Mike Howard, (374 Cub Drive), Tim Madura, (362 Cub Drive), Clinton Marshal, (2130 E. 1st Street), Graham Kearns, (341 Grizzly Drive), Jeanette Gleich, (346 Grizzly Drive), Brian Hair, (366 Cub Drive), Jeff Presher, (2005 E. 1st Street), Shianne Stuck, (2100 E. 1st Street), Bev Wood, (357 Blacksmith Avenue), Adam Owens (446 Blacksmith Avenue), David Johnson, (2113 E. 1st Street), Mindy Rudkin, (2090 E. 1st Street).

Dean Leas, (255 Blacksmith Avenue), did not testify in opposition or support of the requests, rather asked the Council to determine if there was a need for the community to make the proposed changes.

Testimony in support of the requests were presented by: Julia Bishop, (315 N. Pennsylvania Avenue), Ken Bishop, (315 N. Pennsylvania Avenue).

Written testimony was received from Jerry Campbell, William Russel of T-O Engineers, Jilleen Hair, Mike Howard, Lee & Sandra Ford, Mike & Vicki Howard, Brian & Jilleen Hair, Barbara Martien, Tony & Catalina Wilcox, Bob & Melissa Brunner, Ashley Lloyd, Tim & Karen Madura, Paul David & Sharon Travis, Lyle Scholz, Cecelia Zangara, Francine Matsubu, Richard

& Beverly Wood, James Seastone, Mike & Donna Riley, Daniel & Jeanette Gleich, Darren Conroy, Glen & Katrina Peck, Colleen Hawley, William & Leatha Pementel, Graham & Emily Kearns, Nick & Betty Cooke, Natalie Jaramillo, Todd & Deena Breier, Christopher Montagne, Max Huffaker, Ray Winegar, Charlotte Bowman, Maria Rodriguez, Justin Verity & Sam Hamilton, Karen Madura, Jerry & Sharon Stuck, Midge Kline of Marathon Pipeline, Kasey Ketterling of T-O Engineers, Public Works Supervisor, Jerry Campbell, William Mason of Mason & Associates, Mike & Vicki Howard, Vern Hancock, Sherry & William Coston, Todd & Deena Breier, Dave & Sharon Travis, Lorna Coci, Carolyn Morgan, Daniel Gleich, Max Huffaker, Emily Kearn, Glen Peck, Donna Opper, Diane Pementel, Janet & Donald Wilber, Shennel & Bryan McGaughey, Cynthia Parton, Jenna Fiscus, Karen & Tim Madura, Tanya Ford, David Johnson Junior, Dawn Walker & Dean Leas, Frank & Olga Cotta, Janet & Donald Wilber, Jorge Luis Hernandez, Teirette Kapoor, James & Linda Roth, Vern & Deanna Hancock, Keely Jeffries, Jared & Carrie Swanson, Bob & Phyllis Swanson, Janet Briggs, Keith & Mary Jean Schuller, Rick & Maria Reid, Samuel Reading.

No further testimony was given and the hearing was closed at 8:45 P.M.

Councilor Pierson moved to approve the annexation, zone designation of Single Family Residential, and Development Agreement for 1350 NW 24th Street. Seconded by Councilor Limbaugh. Motion carried.

Councilor Pierson moved to deny the annexation, comprehensive plan amendment from Single Family Residential to Multi-Family Residential, zone designation of Multi-Family Residential, and Development Agreement for property in the north 2110 Block of E. 1st Street, stating the Comprehensive Plan calls for this property to be Single Family Residential and believes that Single Family Residential is the best zoning for the area. Seconded by Councilor Carpenter. Motion carried.

The Council agreed to meet with Fruitland Planning & Zoning Commission at the next Planning & Zoning meeting to be held October 12, 2021 to discuss a mutual vision of the growth of Fruitland.

The Transportation Engineer Report was presented by Engineer, William Russell. Councilor Pierson moved to approve the report. Seconded by Councilor Peterson. Motion carried.

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

The August 2021 Police Department Activity Report was presented by Chief Huff. Councilor Peterson moved to approve the report. Seconded by Councilor Pierson. Motion carried.

The August 2021 Fire Department Activity Report was presented by Chief Campbell. Councilor Pierson moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The August 2021 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 August 2021 Building Department Activity Report was presented by Building Official, Danny Little. Councilor Pierson moved to approve the report. Seconded by Councilor Peterson. Motion carried.

The August 2021 Technology Department Activity Report was presented by IT Manager, Jesse Wetzel. Councilor Pierson moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The August 2021 Ambulance Department Activity Report was presented by Ambulance Director, Rick Funk. Councilor Pierson moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

Councilor Pierson moved to cancel the October 11, 2021 City Council meeting in observance of Columbus Day. Seconded by Councilor Carpenter. Motion carried.

The August 2021 bills were reviewed by the Council. Councilor Pierson 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)(f)-Potential Litigation. Seconded by Councilor Peterson. Roll call vote: Limbaugh, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried at 9:52 P.M.

Regular session was resumed at 10:04 P.M.

Councilor Peterson moved to adjourn. Seconded by Councilor Carpenter. Motion carried at 10:04 P.M.

Brian Howell, Mayor

ATTEST:

Suzanne Percy, City Clerk