

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, January 8, 2019 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Terry Heitz, Barry Carlman, Doug Deardorff, Mike Smith, Carrie Grant and Suzanne Percy. Commissioner Jim Ashley was absent.

Guests included Angela Michaels, Caleb Kenyon, Bob and Rose MacKenzie, Michael Moscrip, Doug and Betty Moscrip, David Briggs, Paul Knudson, Tom Pallis, Shannon and Diana Luoma, Nate Vogt, Brian Howell, Danny Little and Rick Watkins.

Commissioner Deardorff made the motion to approve the December 11, 2018 minutes. Commissioner Smith 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.

Caleb Kenyon - Preliminary Plat and Variances of the Minimum Lot Size and Frontage Requirements for Rivers Edge Subdivision: Caleb Kenyon (119 N Midland Blvd., Nampa) representing ABCO Engineering testified the proposed Rivers Edge Subdivision would accommodate twenty-four building lots and one common lot; pressurized irrigation system; access off Vista Avenue and off NW 20th Street with a cul-de-sac that lines up with Heitz Avenue. Mr. Kenyon requested a variance of the minimum lot size for Lots 11, 15, 22 and 24. Mr. Kenyon requested a variance of the minimum lot size and frontage requirements for Lots 1, 14, 16, 17, 18, and 19.

The commission questioned the need for the variances as all lots met the 7,500 sq. ft. requirement with the exception of Lot 22 with 7,473 sq. ft.

Rick Watkins stated written testimony had been received from Highway District #1; William Russell of T-O Engineers; William Mason of Mason & Associates; Public Works Supervisor, Jerry Campbell, Public Works Supervisor; Idaho Transportation Department; and Andeavor.

With no further testimony, the hearing was closed at 7:16 p.m.

Nathan Vogt & Michelle Medford - Conditional Use Permit to Operate Used Automotive Dealership at 1823 N. Whitley Drive: Nathan Vogt (Cambridge) testified he is requesting a conditional use permit in order to operate a small used automotive dealership at 1823 N Whitley Drive. Mr. Vogt explained his dealership in Ontario, Oregon had been displaced and would like to move his operation to Idaho. Mr. Vogt testified he would like to display fifteen vehicles diagonally parked on the south side of the property with four diagonal customer parking spaces along Hwy 95. Mr. Vogt explained there was additional parking available at the rear of the lot as the property extended beyond the residential trailer. Mr. Vogt testified there would be one other employee with hours of operation taking place 9 a.m. to 6 p.m. Monday through Friday and 10 a.m. to 5 p.m. on Saturdays. Mr. Vogt testified there would be no repair work done on site and all vehicles would be operable. Mr. Vogt stated he would clean up the existing landscaping at the corner and near the building. Mr. Vogt testified he could accommodate a sight triangle at the corner of Hwy 95 and Victoria Avenue.

With no further testimony, the hearing was closed at 7:26 p.m.

Regular Meeting

Decision:

Nathan Vogt & Michelle Medford - Conditional Use Permit to Operate Used Automotive Dealership at 1823 N. Whitley Drive: Commissioner Deardorff made the motion to approve a conditional use permit for operation of a used automotive dealership at 1823 N. Whitley Drive with the stipulations: no more than fifteen vehicles for sale; provide a sight triangle; landscape the NE corner and at the building; and vehicles must be in operable condition; Commissioner Smith seconded the motion. Motion carried.

Recommendations:

Caleb Kenyon - Preliminary Plat and Variance of Minimum Lot Size and Frontage Requirements for Rivers Edge Subdivision: Commissioner Deardorff made the motion to send a favorable recommendation to the city council for the approval of the preliminary plat and variances for Rivers Edge Subdivision. Motion died for lack of a second. Commissioner Percy made the motion to send a favorable recommendation to the city council for the proposed Rivers Edge Subdivision preliminary plat and variances with the compliance of engineer and city staff recommendations; suggesting lot line adjustments of Lots 22, 23 and 24 in order for Lot 22 to meet minimum lot size requirement. Commissioner Smith seconded the motion. Motion carried.

Impact Area Recommendations:

Transfer of Development Right - From: Daryl & Cathy Eldred - 5740 Custer Road; To: Anthony & Stephanie Bushong - S. Whitley Drive Approximately .9 Miles South of SW 8th Street Intersection: Commissioner Heitz made the motion to send a favorable recommendation to the city council for a transfer of development right as proposed, advising development be done in accordance to city development standards. Commissioner Yasuda seconded the motion. Motion carried.

Elect 2019 Officers: Commissioner Deardorff made the motion to nominate and elect Commissioner Barry Carlman for Chairman. Commissioner Dickinson seconded the motion. Motion carried. Commissioner Deardorff made the motion to nominate and elect Commissioner Terry Heitz for Vice Chairman. Commissioner Percy seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 7:51 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary