

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, January 10, 2023 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Tami DeCroo, Mike Smith, and Lindsey Judson. Staff present were Danny Little and Beth Earles. Guests present included Stuart Grimes, Michael Opper, Craig Smith, Barbara Martien, Jilleen Hair, Brian Hair, and Roger McEwen.

Commissioner Smith made a motion to approve the December 13, 2022 meeting minutes. Commissioner Judson seconded the motion. Motion carried.

Public Hearing

Zoning Administrator, Danny Little, opened the hearing at 7:01 p.m. and explained public hearing procedures. Mr. Little asked the commission to disclose any conflicts. Commissioner Smith represents Apex Land Group and will refrain from any discussion or decision regarding the applications.

Apex Land Group LLC – Development Agreement for Parcels in the North 2110 Block of E. 1st Street: Mike Smith (342 Spur Avenue), representing Apex Land Group LLC addressed each item of the proposed development agreement and revisions to the preliminary plat of Aspen Meadows Subdivision. Mr. Smith testified signage will be placed at each entrance to the pocket park stating hours from sunrise to sunset, and security lighting will be provided. A blanket description will be provided on the plat allowing access to all common lots for maintenance by the city.

Michael Opper (223 Grizzly Drive) had questions in regards to the extension of improvements on E. 1st Street, details of latecomer's agreement, specific hours on signage for pocket park, fencing for sewer lift station, and prevention of construction traffic utilizing Brown Bear Way.

Roger McEwen (2138 E. 1st Street) testified he was concerned with impact to his property with the addition of children to the area. Questioned why the city continues to annex property when there are bare lots in the city to develop.

Barbara Martien (342 Grizzly Drive) testified allowing annexations into the city creates a burden on citizens by increasing the need for city services and maintenance. The proposal is in conflict with the county's plan to retain agricultural land. Questioned the lot sizes and number of people that will be added to the city population.

Jill Hair (366 Cub Drive) testified the city needs to rewrite city code to keep up with issues that come with new residents.

Mike Smith responded that improvements on E. 1st Street will extend west to adjoin the existing improvements. Contractors will utilize the E. 1st Street entrance. The subdivision will be done in two phases with a total of fifty-one building lots that meet or exceed minimum lot size required. The details of the latecomers agreement have yet to be determined.

No written testimony was received. With no further testimony, the hearing was closed at 7:42 p.m.

Recommendations

Apex Land Group LLC – Annexation, Zone Designation of Single Family Residential for Parcels in the North 2110 Block of E. 1st Street: Commissioner Judson made a motion to send a favorable recommendation to the city council. Commissioner Ashley seconded the motion. Motion carried.

Apex Land Group LLC – Development Agreement for Parcels in the North 2110 Block of E. 1st Street: Commissioner Dickinson made a motion to send a favorable recommendation to the city council with the addition of the following items: 1) Signage with hours from sunrise to sunset posted at both entrances to pocket park. 2)

Description and location of fencing for common lot with sewer lift station. 3) Latecomers agreement for extending improvements west on E. 1st Street to adjoin existing improvements. Commissioner Judson seconded the motion. Motion carried.

Apex Land Group LLC – Preliminary Plat of Aspen Meadows Subdivision: Commissioner Judson made the motion to send a favorable recommendation to city council. Commissioner Yasuda seconded the motion. Motion carried.

Commissioner Dickinson made the motion to adjourn at 7:47 p.m. Commissioner Ashley seconded the motion. Motion carried.

Terry Heitz, Vice Chairman

ATTEST:

Beth Earles, Secretary